1st

Amended/Refined Plan Approved

Approved plan not available at this time

1st

Amended/Refined Plan Submitted

COUNTY APPROVAL

DRC ITEM #: NA **PAI #:** 01-0616

MAJ #: 2021-00002

COMPANY NAME: DAFT MCCUNE WALKER, INC.
ENGINEER NAME: KRISTY M. BISCHOFF
ADDRESS: 501 FAIRMOUNT AVE. SUITE 300 TOWSON, MD 21286
PHONE NUMBER: 410 296 3333
E-MAIL: KBISCHOFF@DMW.COM

SEAL

KRISTY M. BISCHOFF
28823
10/25/24

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. 28823,
EXPIRATION DATE: 01/07/26.

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER
10/31/24
DATE
PROJECT MANAGER

COUNTY APPROVAL

DRC ITEM #: 121024B **PAI #:** 01-0616
AMENDMENT #: 1ST **REF -**

PURPOSE: MODIFY UNIT MIX AND FLOORPLANS; REVISE SIZE OF RESTAURANT, RETAIL, AND HISTORIC DISPLAY; MODIFY PARKING LOT LAYOUT TO INCREASE NUMBER OF SPACES AND REDUCE DRIVE AISLE WIDTHS; MOVE THE PEDESTRIAN BRIDGE TO BETTER ALIGN WITH THE BUILDING; UPDATE SWM, UTILITIES, AND GRADING PER LAYOUT CHANGES; UPDATE FOREST BUFFER LIMITS PER LAYOUT CHANGES.

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KRISTY M. BISCHOFF
28823
2/4/25

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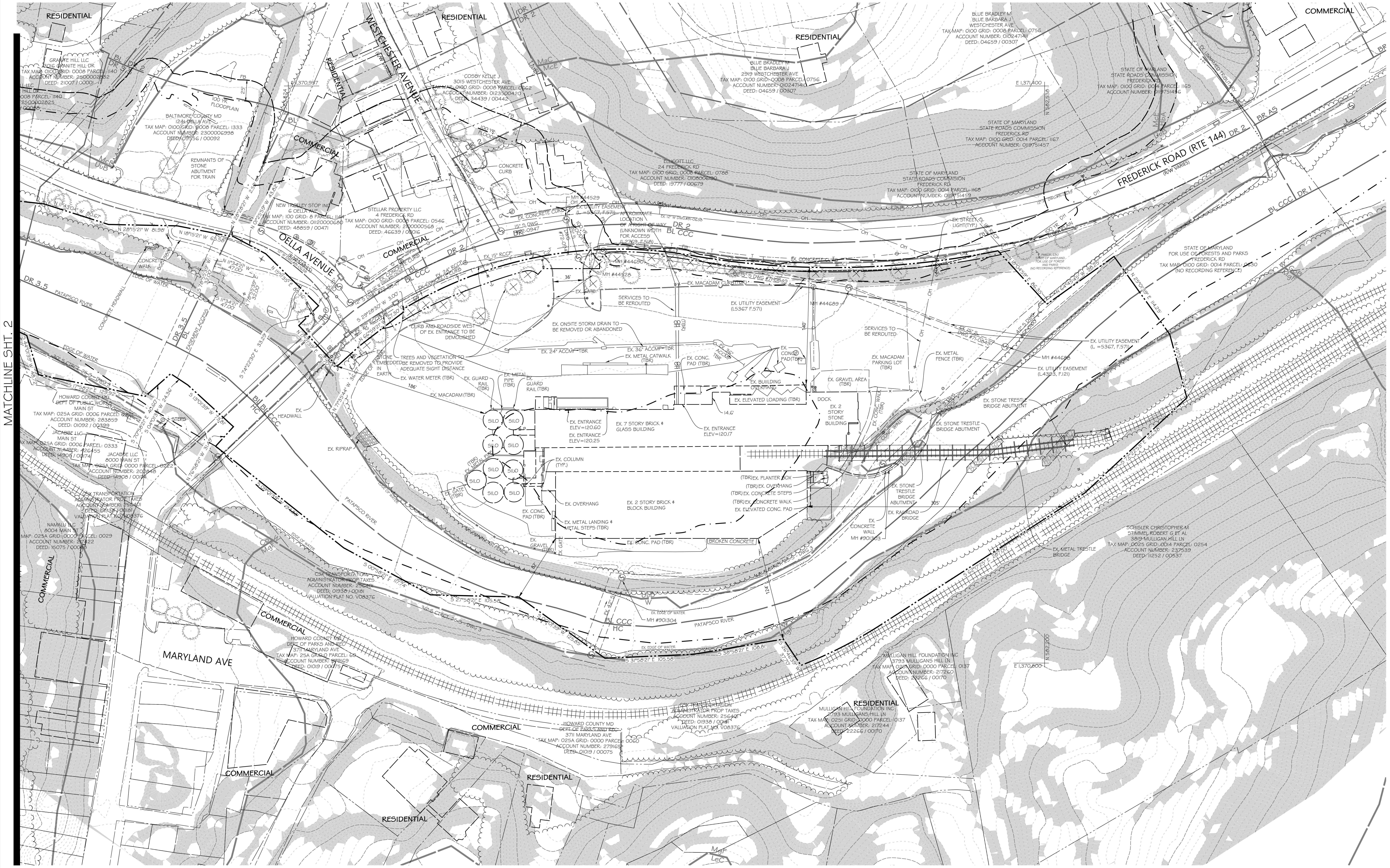
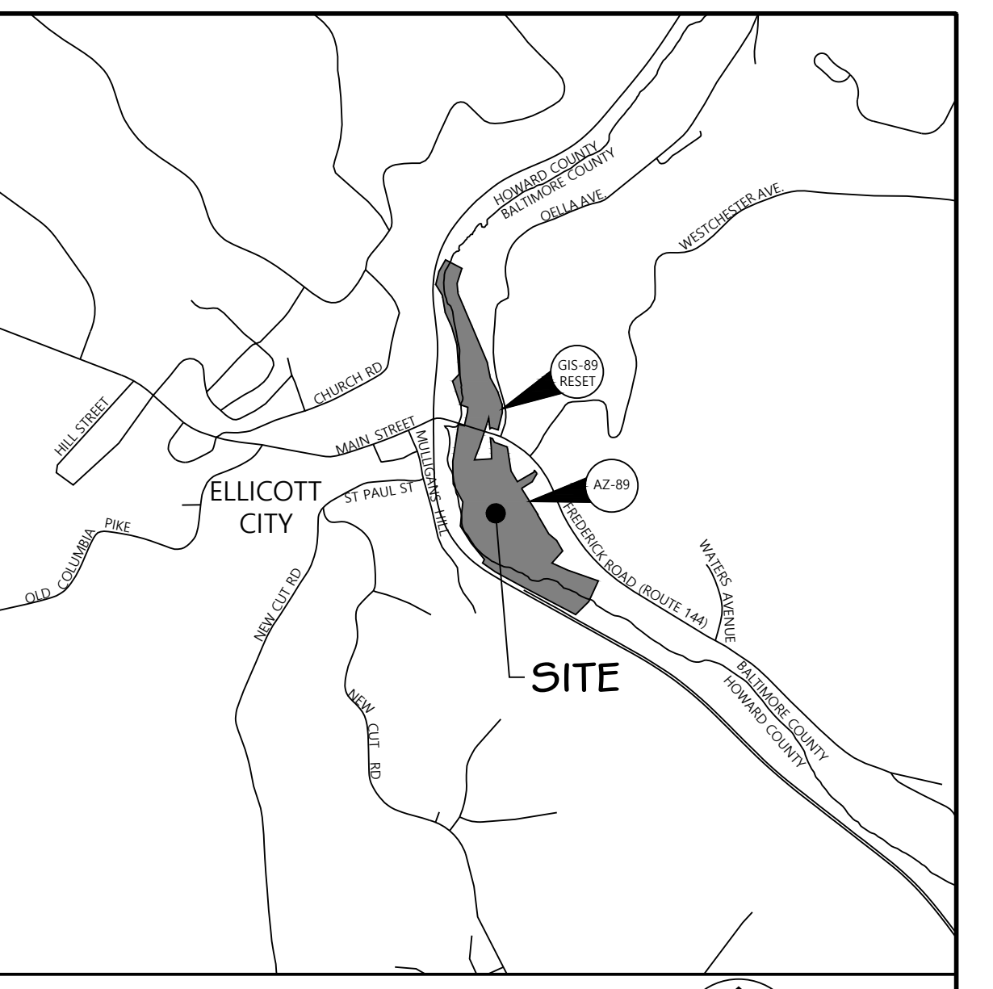
LICENSE NO. 28823,
EXPIRATION DATE: 01/07/26.





VICINITY MAP

SCALE: 1" = 1,000'

BENCHMARKS:

NAME:	NORTHING:	EASTING:	ELEV:
GIS-89 RESET	583222.79	1370771.67	125.44
AZ-89	582859.79	1370996.40	127.89

SITE DATA

OWNER/DEVELOPER:	ELLICOTT FLOUR MILL, LLC 1817 THAMES ST. BALTIMORE, MD 21231 C/O TERRA NOVA VENTURES, LLC. (410) 327-3200
APPLICATION/PLAN: PREPARED BY:	DMW KRISTY BISCHOFF 501 FAIRMOUNT AVE SUITE 300 TOWSON MD, 21286
NET SITE AREA:	11.81± A.C. (INCLUDING WATERS OF THE US)
TAX MAP:	0100
GRID/PARCEL	8 / 0788
DEED REFERENCE:	49684 / 00323
TAX ACCOUNT:	0108006194
ZONING:	BL-CCC, BL, DR 3.5, BM
CURRENT USE:	VACANT INDUSTRIAL, FLOUR MILL
COUNCILMANIC DISTRICT:	1
ELECTION DISTRICT:	1
CENSUS TRACT:	4014
WATERSHED:	PATAPSCO
GROWTH TIER:	1
SCHOOLS	
ELEMENTARY:	WESTCHESTER ES
OWNER:	CATONSVILLE MS
HIGH:	CATONSVILLE HS

LEGEND

━ ·· ━	PROPERTY BOUNDARY
— - - —	ADJACENT LOT LINE
- - 120 - -	EX. MAJOR CONTOUR
- - 118 - -	EX. MINOR CONTOUR
━ ━ ━	EX. BUILDING
— — —	EX. ROAD
═ ═ ═	EX. CURB
— — —	EX. SIDEWALK
— × — × —	EX. CHAINLINK FENCE
┼┼┼┼┼	EX. RAILROAD
— ··· —	STREAM CENTERLINE
—···—	STREAM EDGE
UuB / W	SOILS
DR 2 / DR 1	ZONES
— E —	EX. ELECTRIC
— OH —	EX. OVERHEAD LINE
— - —	EX. WATER LINE
— G —	EX. GAS LINE
— — - —	EX. STORM DRAIN
— - — -	EX. SEWER LINE
▨	STEEP SLOPES ≥ 25%
— FB —	APPROVED FOREST BUFFER LIMITS
—·—·—	100 YR FEMA FLOODPLAIN
▨	EX. GRAVEL PATH
◡◡◡◡	EX. TREE LINE
✺	EX. TREE

CURVE TABLE						
CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	21°28'24"	984.93'	369.13'	N 30°14'56" W	366.98'	186.76'
C2	41°00'46"	496.83'	355.64'	N 40°01'07" W	348.09'	185.82'
C3	11°30'02"	540.10'	108.41'	S 56°32'24" E	108.23'	54.39'

DELINQUENT ACCOUNTS CERTIFICATION

I, David F. Tufaro, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

David F. Tufaro Sept. 14, 2021
SIGNATURE OWNER/DEVELOPER DATE

DATA SOURCE:

1. EXISTING TOPOGRAPHIC FEATURES SUCH AS ROAD, STRUCTURE, BUILDINGS, UTILITIES, AND FOREST INFORMATION SHOWN HEREON ARE BASED UPON A FIELD RUN TOPO PERFORMED IN DECEMBER 2019 AND DECEMBER 2021. SITE CONDITIONS SHOWN IN THIS PLAN ARE REFLECTIVE OF THE CONDITIONS IN DECEMBER OF 2021. FIELD RUN DATA IS SUPPLEMENTED BY MAPPED INFORMATION IN ELECTRONIC FILE FORMAT FROM THE BALTIMORE COUNTY OFFICE OF INFORMATION TECHNOLOGY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 09/08/2020 AND HOWARD COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 06/23/2016.
2. GAS MAIN AND SERVICE LINES LOCATED BASED ON FIELD LOCATED VALVES AND BGE RECORD DRAWINGS PROVIDED TO DAFT MCCUNE WALKER NOVEMBER 2021. CONTRACTOR SHALL CONTACT MISS UTILITY PRIOR TO CONSTRUCTION.
3. PROPERTY LINE(S) SHOWN HEREON ARE BASED UPON THE RESULTS OF A FIELD RUN SURVEY PERFORMED BY DMW, INC. IN 12/2019.
4. ZONING INFORMATION SHOWN HEREON IS PROVIDED BY BALTIMORE COUNTY HTTPS://BCGIS.BALTIMORECOUNTYMD.GOV/MY NEIGHBORHOOD/ EFFECTIVE 09/09/2020.
5. THE SOIL INFORMATION SHOWN HEREON IS FROM NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/ ACCESSED 09/08/2020.
6. FEMA 100-YEAR FLOODPLAIN INFORMATION SHOWN HEREON IS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER HTTPS://MSC.FEMA.GOV ACCESSED 12/9/2024, CONSISTENT WITH FIRM MAP NUMBER 2400100370G, EFFECTIVE DATE 11/2/2023.

SITE NOTES

1. PURSUANT TO SECTION 4A02 (BCZR), THE BASIC SERVICES MAPS FOR BALTIMORE COUNTY INDICATE THE FOLLOWING:
   THE SITE IS NOT LOCATED IN ANY WATER SUPPLY DEFICIENT AREA.
   THE SITE IS NOT LOCATED IN ANY SEWERAGE DEFICIENT AREA.
2. "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA. THE INTERSECTION OF FREDERICK ROAD AND S. ROLLING ROAD IS IDENTIFIED AS A "F" LEVEL OF SERVICE INTERSECTION ON THE 2018 BASIC SERVICES TRANSPORTATION MAP.
3. ALL UNITS ARE FOR RENT.
4. THE FINAL LANDSCAPE PLAN MUST BE APPROVED BY PERMITS, APPROVALS AND INSPECTIONS PRIOR TO BUILDING PERMIT ISSUANCE.
5. OFF STREET PARKING AREAS AND DRIVE ISLES SHALL BE PAVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 409, BCZR AND THE POLICY MANUAL.
6. ALL DRAINAGE AND UTILITY EASEMENTS SHALL BE DEDICATED AND GRANTED AT NO COST TO BALTIMORE COUNTY, MARYLAND.
7. THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN EXISTING UNDERGROUND FUEL TANKS OR CHEMICAL STORAGE TANKS ON OR WITHIN 100 FEET OF THE DEVELOPMENT SITE. HOWEVER, IF THEY ARE FOUND ON-SITE, TANKS WILL BE REMOVED BY A LICENSED CONTRACTOR PRIOR TO GRADING. SEE NOTE ON SHEET 2.
9. THE SUBJECT PROPERTY IS WITHIN THE ELLICOTT'S MILL HISTORIC DISTRICT (BA-2209) AS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES INVENTORY AND MARYLAND INVENTORY OF HISTORIC PROPERTY (MHIP): THE PROPERTY IS ALSO LISTED ON THE MARYLAND HISTORIC TRUST AS THE WILKENS-RODGERS MILL (PATAPSCO FLOURING MILLS / BA-2570).
10. PUBLIC WATER AND SEWER SERVICES ARE AVAILABLE TO THE SITE.
11. SIGNAGE: ALL SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR AND ALL ZONING SIGN POLICIES AND BE SUBMITTED TO THE DEPARTMENT OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO APPLYING FOR PERMIT.
12. THE ENTIRE PROPERTY IS PREDOMINATLEY SOIL TYPE VuB WITH SOME W.
13. THE MINIMUM PROVIDED AMENITY OPEN SPACE (AOS) RATIO WILL BE 0.2 (AS REQUIRED FOR THE BL-CCC ZONE/DISTRICT) UNLESS APPROVED BY A ZONING VARIANCE.
14. MAILBOXES SHALL BE LOCATED IN THE MAIN LOBBY.
15. ANY PROPOSED HIGHWAY WIDENING AREA AND EASEMENT FOR ACCESS DRAINAGE AND UTILITIES, REVERSIBLE SLOPES, STORMWATER FACILITIES, FOREST BUFFERS AND FOREST CONSERVATION AREAS. FOREST CONSERVATION AREAS, AND FLOODPLAINS WILL BE CONVERTED TO BALTIMORE COUNTY AFTER THE RELOCATION OF THE RECORD OR RIGHT-OF-WAY PLATS AND PRIOR TO COMPLETION OF THE PROJECT CLOSE-OUT PROCESS.
16. THE SITE IS NOT SUBJECTED TO RESIDENTIAL TRANSITION AREA (RTA) REQUIREMENTS.
17. A SPECIAL HEARING WILL BE REQUESTED, PURSUANT TO SECTION 500.7, BCZR, TO APPROVE A WAIVER FOR AN EXISTING BUILDING, PARKING LOT, OTHER STRUCTURES, AND PROPOSED IMPROVEMENTS AND RENOVATIONS, ALL WITHIN A RIVERINE FLOODPLAIN.
18. PRESSURE REDUCING VALVES WILL BE PROVIDED WITHIN THE BUILDING.
19. AN ELEVATED PEDESTRIAN BRIDGE OVER THE PARKING LOT WILL PROVIDE ACCESS FROM THE SECOND FLOOR OF THE BUILDING TO FREDERICK ROAD. THIS ELEVATED BRIDGE WILL BE A MINIMUM OF 5FT IN WIDTH AND THE WALKING SURFACE WILL BE LOCATED ABOVE THE 100-YEAR FLOOD ELEVATION. THE BRIDGE WILL BE USED FOR EGRESS OF RESIDENTS DURING FLOODING EVENTS AND ACCESS BY FIRST RESPONDERS ONLY.

    THE EXISTING RAILROAD BRIDGE WILL NOT BE OPEN TO THE PUBLIC OR BUILDING RESIDENTS.
20. A SCULPTURAL PIECE OF ARTWORK WILL BE LOCATED IN THE CENTRAL LANDSCAPE ISLAND AT THE VEHICULAR ENTRANCE TO THE PROPERTY. THE ARTWORK WILL PAY TRIBUTE TO THE SITE'S INDUSTRIAL PAST.
21. ONCE TENANTS ARE CONTRACTED FOR THE BUILDING AND SIGNAGE DESIGN FOR EACH TENANT IS COMPLETED, THE BALTIMORE COUNTY PLANNING OFFICE MUST HAVE THE ABILITY TO REVIEW AND PROVIDE FEEDBACK TO TENANT PRIOR TO FABRICATION.
22. PROPOSED CROSSWALK ACROSS FREDERICK ROUTE IS SUBJECT TO REVIEW AND DESIGN CRITERIA REQUIRED BY SHA AFTER ANALYSIS. PLACEMENT, SIGNAGE, AND OTHER DETAILS MAY VARY DURING CONSTRUCTION DOCUMENT CREATION. IT'S POSSIBLE A CROSSWALK MAY NOT BE PERMITTED BY SHA DUE TO SAFETY CONCERNS.
23. NO DUMPSTERS WILL BE LOCATED ALONG THE EXTERIOR OF THE BUILDING. TRASH ROOMS WILL BE PROVIDED INTERNALLY FOR RESIDENTIAL, RESTAURANT, AND RETAIL USES. AT TIME OF SCHEDULED TRASH PICKUP, DUMPSTERS WILL BE ROLLED OUT TO GARBAGE COLLECTION VEHICLES.
24. USE OF EXISTING STRUCTURE AS PARKING GARAGE COMPLIES WITH SECTION 409.4.D OF THE BALTIMORE COUNTY ZONING REGULATIONS. SEE SHEET 6.

50 0 50 100
SCALE: 1" = 50'

SITE DEVELOPMENT PROPOSAL					
USE	PROPOSED UNITS	SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED	AVERAGE DAILY TRIPS
APARTMENT	190	151,103	266*		760
RESTAURANT	N/A	4,000	64		360
HISTORICAL DISPLAY (NO PARKING OR TRIP GENERATION)	N/A	2,110	0		0
RETAIL	N/A	3,678	19		159
TOTAL	190	160,891	349	306**	1,279

** 67 GARAGE SPACES, 239 SITE SPACES (306 TOTAL PARKING SPACES)

***REQUIRED PARKING (RESIDENTIAL):**
81 STUDIO UNITS = 81 x 1.25 sp = 102 SPACES
81-1BR UNITS = 81 x 1.5 sp = 122 SPACES
28-2 BR UNITS = 28 x 1.5 sp = 42 SPACES

TOTAL RESIDENTIAL PARKING SPACES REQUIRED = 266

REQUIRED PARKING (COMMERCIAL):
RESTAURANT = 4,000 GROSS FLOOR AREA @ 16 sp/1,000 SQ FT = 64 SPACES
RETAIL = 3,678 GROSS FLOOR AREA @ 5 sp/1,000 SQ FT = 19 SPACES

TOTAL COMMERCIAL PARKING SPACES REQUIRED = 83

TOTAL PARKING SPACES REQUIRED = 349
TOTAL PARKING SPACES PROVIDED = 306***

***A VARIANCE FROM THE ZONING OFFICE WAS GRANTED TO PERMIT 293 PARKING SPACES IN LIEU OF THE REQUIRED 349.

FLOOR AREA RATIO:
MAXIMUM: 4.0
TOTAL ADJUSTED GROSS FLOOR AREA / GROSS SITE AREA
243,279 / 514,443 = 0.47
(IF HOWARD COUNTY LAND NOT CONSIDERED FAR IS 0.64)

ZONING HISTORY

1961-5381-XA - SPECIAL EXEMPTION FOR A SERVICE STATION + ZONING VARIANCE FOR A 0' SIDE YARD SETBACK GRANTED BY THE ZONING COMMISSIONER ON OCTOBER 25, 1961.

OPEN SPACE PROPOSAL

OPEN SPACE TYPE	ACRES
OPEN SPACE	0.28±
100 YEAR FLOOD PLAIN	
AMENITY AREAS	1.22±*
TRAILS AND CONNECTORS	
OTHER	
TOTAL PROVIDED	1.22±
PROPOSED OWNERSHIP	PRIVATE

UNDEVELOPED AREAS	ACRES
STORM WATER MANAGEMENT	0.07
HOA/COA AREAS	N/A
OTHER (FBE, RIVER, AND UNDISTURBED AREA ALONG RIVER IN BALTIMORE AND HOWARD COUNTIES)	6.78±
TOTAL PROVIDED	6.85±

*INCLUDES OPEN SPACE IN AMENITY AREAS

OPEN SPACE REQUIRED:
190 UNITS x 1,000 SF = 190,000 SF OR 4.36± AC.
12,204.56 SF OR 0.28 AC. PROVIDED, A FEE-IN-LIEU PAYMENT WILL BE REQUIRED FOR DIFFERENCE OF 177,795.44 SF OR 4.08± AC.

AMENITY OPEN SPACE
REQUIRED: AGFA X 0.2 = 243,279 x 0.2 = 48,656 SF
PROVIDED ON-SITE: 53,346.08 SF (SEE SHEET 4 FOR BREAKDOWN)
TOTAL PROVIDED 53,346.08 SF (0.219 RATIO PROVIDED)

DEDICATION TABLE		
THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/ OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.		
TYPE OF CONVEYANCE	NO.	TOTAL AREA* (AC.)
STORMWATER MANAGEMENT EASEMENT	2	0.07
FOREST BUFFER EASEMENT (FBE)	1	1.55
SIGHT LINE EASEMENT	2	0.02
HIGHWAY WIDENING AREA	1	0.12
DRAINAGE AND UTILITY EASEMENT	2	0.11

***NOTE**: DURING THE PROCESSING OF DEVELOPMENT PLANS AND PRIOR TO FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL, TOTAL AREAS SHOWN IN THIS TABLE MAY BE APPROXIMATE.

SITE DATA			
EXISTING ZONING AND MAXIMUM DENSITY PERMITTED			
ZONE	ACRES	DWELLING UNITS ALLOWED	UNITS PROPOSED
BL-CCC	7.02±	UNLIMITED	190
BL	0.41±	0.4 ^	0
DR-3.5	0.57±	2	0
BM	0.61±	0.6 ^	0
HC	3.20±	N/A	N/A

^ DR 1 USED FOR BUSINESS ZONE DENSITY BUT NOT UTILIZED SINCE DENSITY IS UNLIMITED WITH BL-CCC ZONE / DISTRICT
EXISTING USE IS VACANT BUILDING

PROPOSED RESIDENTIAL DENSITY:
81 STUDIO UNITS x .50 du = 40.5 Density Units
81-1BR UNITS x .75 du = 60.75 Density Units
28-2BR UNITS x 1.00 du = 28 Density Units

TOTAL 190 APARTMENT UNITS / 129.25 DENSITY UNITS

STEEP SLOPE NOTE:

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPE AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR THE SOIL EROSION AND SEDIMENT CONTROL.

DEMOLITION NOTE

UNLESS OTHERWISE NOTED, ALL FEATURES WITHIN THIS PLAN ARE PROPOSED TO REMAIN OR TO BE REHABILITATED. EXISTING FEATURES SLATED FOR REMOVAL ARE DESIGNATED WITH "TBR" (TO BE REMOVED).

PLEASE REFER TO SHEET 2 OF 6 FOR THE ADMINISTRATIVE LAW JUDGE'S DEVELOPMENT PLAN, BOARD OF APPEALS DEVELOPMENT PLAN, AND BOARD OF APPEALS FOREST BUFFER VARIANCE OPINIONS AND ORDERS.

DESIGN AND DRAWING BASED ON MARYLAND
COORDINATE SYSTEM (MCS)
HORIZ - NAD 83/2011, VERT. - NAVD 88

DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SITE CONSTRAINTS
1ST AMENDED DEVELOPMENT PLAN
ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

MAJ-2021-00002
PAI #01-0616

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

MCS

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	2/4/2025
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	AL
DRAWN:	AL
DESIGNED:	MAW
CHECKED BY:	KMB
DATE CHECKED:	
SCALE:	1"=50'
PROJECT NO:	17046.B0
DRAWING:	1 of 6

COUNTY APPROVAL

DRC ITEM #: NA **PAI #:** 01-0616

MAJ #: 2021-00002

COMPANY NAME: DAFT MCCUNE WALKER, INC.
ENGINEER NAME: KRISTY M. BISCHOFF
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KRISTY M. BISCHOFF 28823 10/25/24

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HEARING OFFICER'S ORDER
10/31/24
DATE
PROJECT MANAGER

COUNTY APPROVAL

DRC ITEM #: 121024B **PAI #:** 01-0616
AMENDMENT #: 1ST **REF -**

PURPOSE: MODIFY UNIT MIX AND FLOORPLANS; REVISE SIZE OF RESTAURANT, RETAIL, AND HISTORIC DISPLAY; MODIFY PARKING LOT LAYOUT TO INCREASE NUMBER OF SPACES AND REDUCE DRIVE AISLE WIDTHS; MOVE THE PEDESTRIAN BRIDGE TO BETTER ALIGN WITH THE BUILDING; UPDATE SWM, UTILITIES, AND GRADING PER LAYOUT CHANGES; UPDATE FOREST BUFFER LIMITS PER LAYOUT CHANGES.

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KRISTY M. BISCHOFF 28823 2/4/25

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LICENSE NO. 28823,
EXPIRATION DATE: 01/07/26.

ADMINISTRATIVE LAW JUDGE'S DEVELOPMENT PLAN OPINION AND ORDER

IN RE:	**DEVELOPMENT PLAN HEARING & PETITIONS FOR SPECIAL HEARING, SPECIAL VARIANCE AND VARIANCE** 1st Election District 1st Council District **27 Frederick Road**	*	BEFORE THE OFFICE OF ADMINISTRATIVE HEARINGS FOR BALTIMORE COUNTY
	ELLICOTT MILL	*	
	David Tufaro (Terra Nova Ventures, LLC) *Contract Purchaser/Applicant*	*	**CASE NOS. 01-0616 & 2021-SPHASA**

* * * * * * * * *

ADMINISTRATIVE LAW JUDGE'S DEVELOPMENT PLAN OPINION & ORDER

This matter comes before the Office of Administrative Hearings ("OAH") for Baltimore County for a public hearing on a development proposal submitted in accordance with Article 32, Title 4, of the Baltimore County Code ("BCC"). David Tufaro (Terra Nova Ventures, LLC), the contract purchaser and developer of the subject property (hereinafter "the Developer"), submitted for approval a six-sheet redlined Development Plan ("Plan") prepared by Daft McCune Walker, Inc., known as "Ellicott Mill." The Plan was sealed by Kristy Bischoff, P.E., and was admitted as Developer's Exhibit 2.

The Developer is proposing to convert the former Wilkins-Rodgers flour plant to a mixed use building consisting of 190 apartment units (148,028 sq. ft.), restaurant (3,924 sq. ft.), historical display (945 sq. ft.) and retail space (4,975 sq. ft.). All apartment units will be for rent.

The site area being redeveloped is located in Oella and contains approximately 11.80 acres gross area. It is primarily zoned BL-CCC, with small portions zoned BL and DR 3.5. The property extends across the Patapsco River into a small portion of Howard County. The site being redeveloped is approximately 3.8 acres and falls within the Ellicott Mill National Register Historic District. The site is roughly bounded by Frederick Road (Route 144) to the north, the Patapsco River to the west and south, and private property to the east. The existing structure known as Wilkins-Rodgers Mill was a flour mill facility, including large silos for grain storage and an above-ground but inactive railroad bridge and spur that connects to the building from the CSX rail line that runs along the river on the Howard County side.

The mill ceased operations in 2020. The Developer has a contingent contract to purchase the property, pending approval of the Plan and requested zoning relief. He proposes converting the existing building into a mixed-use building with 190 residential units, a restaurant, retail space, and a display area for historical artifacts from the site. Under the applicable parking regulations for these uses the majority of the existing parking lot and storage yard will be dedicated to parking. In addition, a pervious parking area will be added on the eastern edge of the site adjacent to the restaurant. The building and parking are located entirely in the BL-CCC zone.

In addition to the Development Plan the Developer has also filed zoning petitions for a Special Hearing, Special Variance and Variance as follows:

> SPECIAL HEARING: From the Baltimore County Zoning Regulations ("BCZR") § 500.7 and in accordance with Baltimore County Code ("BCC") § 32-4-107(a)(1), to permit floodplain waivers from BCC §§ 32-4-414 and 32-8-303.
>
> SPECIAL HEARING: If necessary, BCZR § 1B01.2.C.1.e (and see the Comprehensive Manual of Development Policies ("CMDP"), Division II, Section A, Page 32 - Residential Standards Multi Family Buildings and/or § 231.1.B, to permit a maximum building height of 130 ft. in lieu of the otherwise permitted 50 ft. or the 100 ft. basic height, respectively.
>
> SPECIAL VARIANCE:[1] From the Baltimore County Zoning Regulations ("BCZR") § 4A02.4.D pursuant to BCZR § 4A02.4.G, to allow for the redevelopment of and permit the issuance of building permits for the existing building known as "Ellicott Mill".
>
> VARIANCE: From the Baltimore County Zoning Regulations ("BCZR") §§ 409.6.A.1 and 409.6.A.2, to permit 293 parking spaces in lieu of the minimum 349. If necessary, a Special Hearing to approve a modified parking plan pursuant to BCZR § 409.12.B.

The property was duly posted with the Notice of Hearing Officer's Hearing and Zoning for a minimum of 20 working days prior to the hearing in order to inform all interested citizens of the date and location of the hearing. Due to the COVID-19 pandemic, the undersigned conducted a public virtual WebEx hearing on August 11, 2022 and August 12, 2022 in lieu of an in-person hearing.[2]

THEREFORE, IT IS ORDERED by this Administrative Law Judge/Hearing Officer for Baltimore County, this **25th** day of **August, 2022**, that the **"ELLICOTT MILL"** redlined Development Plan, marked and accepted into evidence as Developer's Exhibit 2, be and is hereby **APPROVED**, subject to the conditions noted below.

- Prior to issuance of permits the Developer shall obtain approval from the MDOT/SHA, the Baltimore County Fire Marshall, the DPR, and DPW&T for the design of the pedestrian bridge.
- Prior to issuance of permits the Developer shall obtain approval from the MDOT/SHA and the Baltimore County DPR and DPW&T for the location and design of a pedestrian crosswalk across Frederick Road to the site.
- Prior to issuance of permits the DPR and DPW&T must accept for filing the Developer's "Ultimate Land Use Conditions Flood Plain Study."
- Developer and its successors in interest shall forever maintain the public open space areas depicted on the Plan, including the Oella Community Garden area along the Patapsco River on the other side of Frederick Road.

Any appeal of this Order shall be taken in accordance with Baltimore County Code, § 32-4-281.

Paul M. Mayhew
PAUL M. MAYHEW
Managing Administrative Law Judge
for Baltimore County

---

[1] At the hearing, counsel for Developer withdrew the Petition for Special Variance regarding the traffic shed issue since the County Council enacted Council Bill 25-22, which removed the subject site from the failing traffic shed associated with the intersections of Frederick Road and North and South Rolling Roads. Counsel for the Developer contends – and I concur- that this made the Special Variance under BCZR § 4A02.4.G unnecessary and moot.

[2] The HOH was postponed several times. First upon the request of the Developer. Next due to an error in the posting and advertising of the Hearing; and last based on a motion filed by a community member for the Hearing that was scheduled to be held on June 16 and 17, 2022. By letter dated June 15, 2022 the undersigned granted a request for postponement made by Julia Nicoll, a community member. Ms. Nicoll correctly noted that the Minutes for the second Community Input Meeting had not been transcribed and placed in the file as required by BCC Sec. 32-4-217(d)(ii) and that this had prejudiced the community's ability to adequately prepare for and participate in the HOH. The minutes were then transcribed and placed in the file for review by anyone who so desired prior to the hearing days of August 11 and 12.

BOARD OF APPEALS OF BALTIMORE COUNTY DEVELOPMENT PLAN OPINION AND ORDER

IN THE MATTER OF WILKINS ROGERS MARYLAND, INC. - LEGAL OWNER, AND TERRA NOVA VENTURES, LLC - APPLICANT (ELLICOTT MILL) 27 FREDERICK ROAD ELLICOTT CITY, MARYLAND 21043	*	BEFORE THE BOARD OF APPEALS OF BALTIMORE COUNTY
	*	Case Nos.: 21-291-SPHASA and CBA-23-013

* * * * * * * * * * * * *

OPINION

This case comes before the Board of Appeals of Baltimore County ("Board") as two consolidated cases which were appealed as a result of an August 25, 2022 Combined Opinion and Order and an October 28, 2022 Combined Opinion and Order on Reconsideration issued by the Administrative Law Judge Paul M. Mayhew ("ALJ" or "Judge Mayhew") approving a Development Plan with conditions (CBA-23-013) and granting variance relief from BCZR §§ 409.6.A.1 and 409.6.A.2 to permit 293 parking spaces in lieu of the minimum 349 and from BCZR §409.8.A.2 to permit a portion of the parking area to be constructed with pervious materials. Jennifer R. Busse, Esquire[1] and John B. Gontrum, Esquire of Whiteford, Taylor and Preston L.L.P., appeared on behalf of the Applicant/Petitioner. Michael R. McCann, Esquire, represented the Protestant/Appellant, Winifred Carpenter. Following the submission of closing memoranda, Protestants/Appellants Gayle Killen, Victoria Richards, Mary Jo Wagandt, Amanda Reardon, and Jim Lobell were permitted to join as parties to the variance case but not to the development plan review component. Their participation in this matter is discussed below.

In the matter of: Wilkins Rogers Maryland, Inc. – Legal Owner
Terra Nova Ventures, LLC – Applicant
Case Nos: 21-291-SPHASA and CBA-23-013

ORDER

THEREFORE, IT IS this 12th day of June 2023, by the Board of Appeals of Baltimore County hereby:

ORDERED, that the Motion to Strike is GRANTED as to the Development Plan case involving an on-the-record review, and DENIED as to the *de novo* variance case; and it is further

ORDERED, that the Development Plan as approved by the Administrative Law Judge, including all conditions, limitations, and restrictions included in his Opinions and Orders, is hereby AFFIRMED and APPROVED; and it is further

ORDERED that the variance for 293 parking spaces as opposed to the 349 required by the BCZR is GRANTED; and it is further

ORDERED that the variance to permit construction of a portion of the parking area with pervious materials is GRANTED.

Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules.

BOARD OF APPEALS FOR BALTIMORE COUNTY

Andrew M. Belt, Chairman

Bryan T. Pennington

Joseph L. Evans

BOARD OF APPEALS FOREST BUFFER VARIANCE OPINION AND ORDER

IN THE MATTER OF WILKINS ROGERS MARYLAND, INC. - LEGAL OWNER, TERRA NOVA VENTURES, LLC - APPLICANT (ELLICOTT MILL) 27 FREDERICK ROAD ELLICOTT CITY, MARYLAND 21043	*	BEFORE THE BOARD OF APPEALS OF BALTIMORE COUNTY
Re: Appeal of approved Forest Buffer Variance for redevelopment of property	*	Case No.: CBA-22-059

* * * * * * * * * * * * *

OPINION

This case comes before the Baltimore County Board of Appeals ("Board") as a direct appeal of the April 18, 2022, Letter of the Director of the Department of Environmental Protection and Sustainability ("DEPS") approving a Forest Buffer Variance in accordance with Baltimore County Code ("BCC") §33-3-106(a)(1) for a re-development of a property located at 27 Frederick Road, Ellicott City, Maryland 21043 ("subject property"). Jennifer R. Busse, Esquire and John B. Gontrum, Esquire of Whiteford, Taylor and Preston L.L.P., appeared on behalf of the Applicant/Petitioner. Michael R. McCann, Esquire, represented the Protestant/ Appellant, Winifred Carpenter.

ORDER

THEREFORE, it is this 12th day of May, 2023, by the Board of Appeals for Baltimore County

ORDERED that the Forest Buffer Variance request as reflected in the letter dated April 18, 2022, from the Director of the Department of Environmental Protection and Sustainability (DEPS) and countersigned by Petitioner's representative on April 26, 2022, is hereby **APPROVED** with all of the terms, requirements, and conditions recited in that letter incorporated herein; and it is further

ORDERED that Petitioner's Motion to Dismiss be, and the same hereby is, **DENIED**.

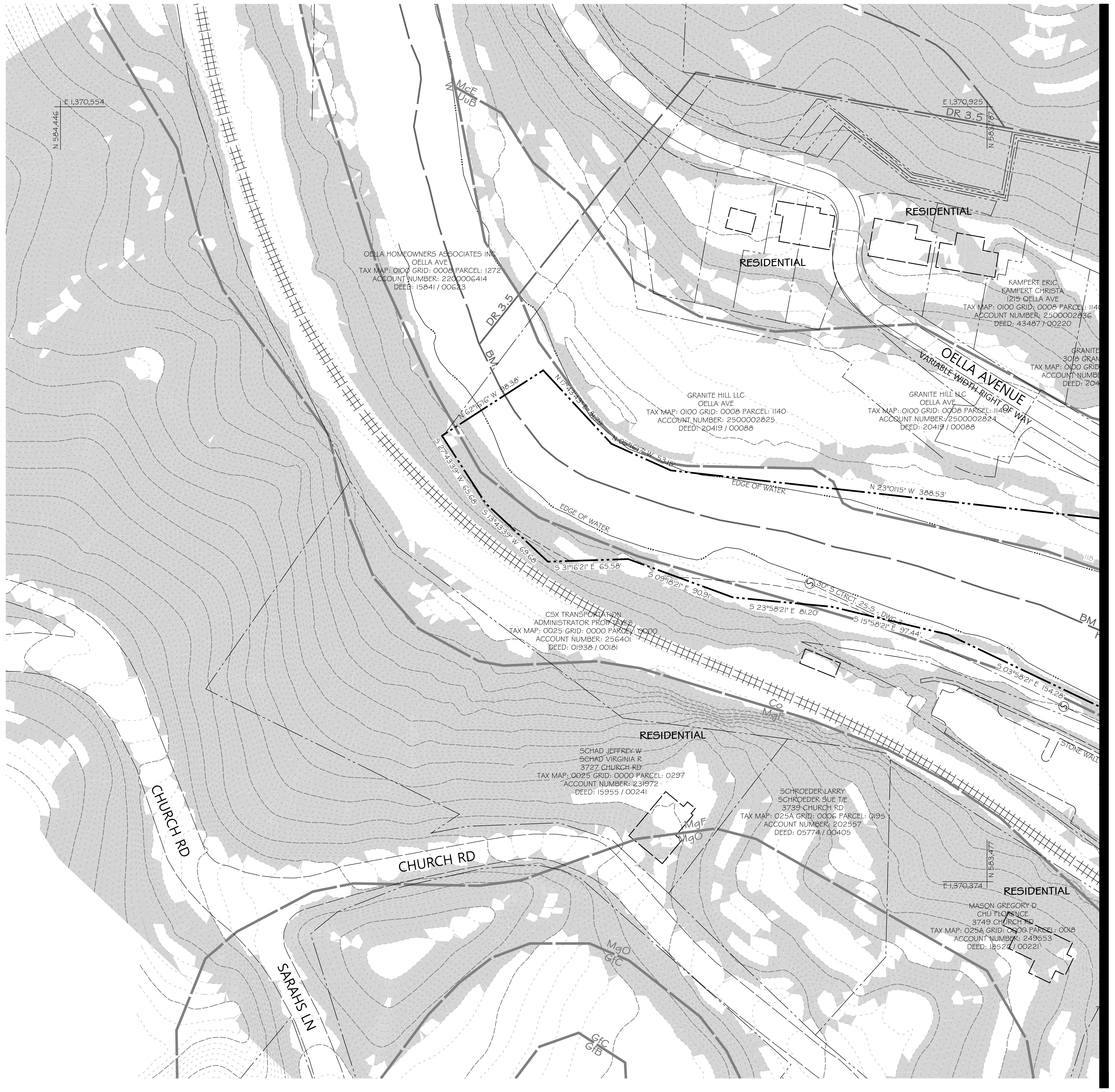
Any petition for judicial review from this decision must be made in accordance with Rule 7-201 through Rule 7-210 of the Maryland Rules.

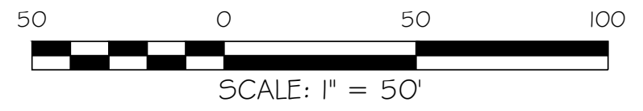
BOARD OF APPEALS FOR BALTIMORE COUNTY

Andrew M. Belt, Chairman

Bryan T. Pennington

Joseph L. Evans





DEMOLITION NOTE

NO EXISTING FEATURES IN THIS PLAN ARE PROPOSED TO BE REMOVED OR MODIFIED.

ENVIRONMENTAL INFORMATION

EXISTING	NOT EXISTING	FIELD DELINEATED	FIELD VERIFIED	
X			X	TOPOGRAPHY AND STREET GRADES (MIN 5 FOOD CONTOUR APPROPRIATELY LABELS)
X			X	SLOPES GREATER THAN 25%
X			X	100 YEAR FLOODPLAIN
X			X	SOILS MAPPED ACCORDING TO SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
X			X	STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FEET OF SITE DOUNDARIES
	X		X	WETLANDS
X				FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS
X		X	X	LAND COVER ON AND WITHIN 200 FEET OF SITE
	X		X	SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES
	X		X	WELLS ON SITE AND WITHIN 100 FEET OF SITE
	X		X	SEPTIC ON SITE AND WITHIN 100 FEET OF SITE
	SEE NOTE **			UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FEET OF SITE
	X			SOIL EVALUATION TESTS (PERC TESTS) PERFORMED: YES ___ NO _X_ DATE
				SITE WITHIN 500 FEET OF MAJOR HIGHWAY: YES ___ NO _X_ **IF YES, NOISE ASSESSMENT REQUIRED**

** UNDERGROUND FUEL TANKS (HEATING AND GAS STATION) WERE REMOVED FROM THE SITE IN 2003. OTHER UNDERGROUND FUEL TANKS MAY EXIST ON SITE. A PHASE II ESA WORK PLAN PREPARED BY GEO-TECHNOLOGY ASSOCIATES, INC. (DECEMBER 2024) WILL BE UNDERTAKEN TO SEARCH FOR AND REMOVE OTHER POSSIBLE UNDERGROUND FUEL TANKS.

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	
X		LOCATION OF EXISTING BUILDING WITHIN 200 FT. OF SITE BOUNDARIES
X		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES
X		DESIGNATED HISTORIC SITES
	X	DESIGNATED ARCHEOLOGICAL SITES
X		SIGNIFICANT VIEWS
	X	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETSCAPES, ETC.)
X		LAND USE ON AND WITHIN 200FT. OF SITE
X		ROADS RIGHTS-OF-WAY AND EASEMENTS

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	IN CONFORMANCE	
X		X	BALTIMORE COUNTY MASTER PLAN 2020
	X	X	COMMUNITY OR REVITALIZATION PLANS
X		X	RECREATION AND PARKS PLAN
	X		STREETSCAPE PLAN
X		X	GREENWAYS PLAN
X		X	WESTERN BALTIMORE COUNTY PEDESTRIAN AND BICYCLE PLAN

DESIGN AND DRAWING BASED ON MARYLAND
COORDINATE SYSTEM (MCS)
HORIZ - NAD 83/2011, VERT. - NAVD 88

ZONING LETTER OF SPIRIT AND INTENT

John B. Gontrum, Esquire
Whiteford, Taylor & Preston L.L.P.
One West Pennsylvania Ave, Suite 300
Towson, MD 21204

Jennifer R. Busse, Esquire
Rosenberg Martin Greenberg, LLP
25 South Charles St, 21st floor
Baltimore, MD 21201

RE: Zoning Verification
Tax Account No. 01080006194
1st Election District

To Whom It May Concern:

Your letter to Mr. C. Pete Gutwald, Director of Permits, Approvals, and inspections, has been forwarded to me for response. Based on the information you provided and the available zoning records, the following has been determined.

The property located at 27 Frederick Road is currently zoned as BL-CCC (Business Local with a Commercial, Community Core overlay), as indicated on the official Baltimore County Zoning Map 082B1. All permitted uses are subject to the restrictions outlined in Section 230 of the Baltimore County Zoning Regulations (BCZR).

Based on the previous rulings on Cases #21-291-SPHASA and CB-23-013, and the Development Plan redlined and dated 11/01/24, it is determined that the proposed changes to the apartment mix and square footage will not require more than the 349 parking spaces originally required and must provide a minimum of 293 spaces as prescribed in the variance. These changes are considered to be within the spirit and intent of Zoning Cases #21-291-SPHASA and CB-23-013, and no hearing is required to implement them. For a complete list of permitted uses by right or by special exception, please visit the Baltimore County website: https://library.municode.com/md/baltimore_county/codes/zoning_regulations.

Additionally, guidelines for rebuilding after damage or destruction can be found in Section 104.2 of the BCZR.

Our database search found one associated zoning case with this property; 2021-0291-SPHASA. All case information, including the Administrative Law Judge's decisions, is now digitized and available for online viewing at www.bcgis.baltimorecountymd.gov/myneighborhood.

The Division of Code Enforcement digital records do not indicate any violation cases on the referenced property.

A review of the Division of Code Enforcement's digital records did not reveal any violation cases associated with the referenced property. Furthermore, this property is not part of a Planned Unit Development (PUD).

Certificates of Occupancy are not available for structures built before March 1989. It is important to note that the absence of a Certificate of Occupancy does not constitute a violation of Baltimore County's Zoning Regulations or County Codes.

Property improvements may be rebuilt to the current density if damaged or destroyed, in accordance with Section 104, Nonconforming Uses standards, of the BCZR.

For inquiries regarding Fire codes and potential violations, please contact John Bryant at 410-887-3987.

I trust that this information is helpful. Should you require further assistance, please contact the Zoning Review Office at 410-887-3391

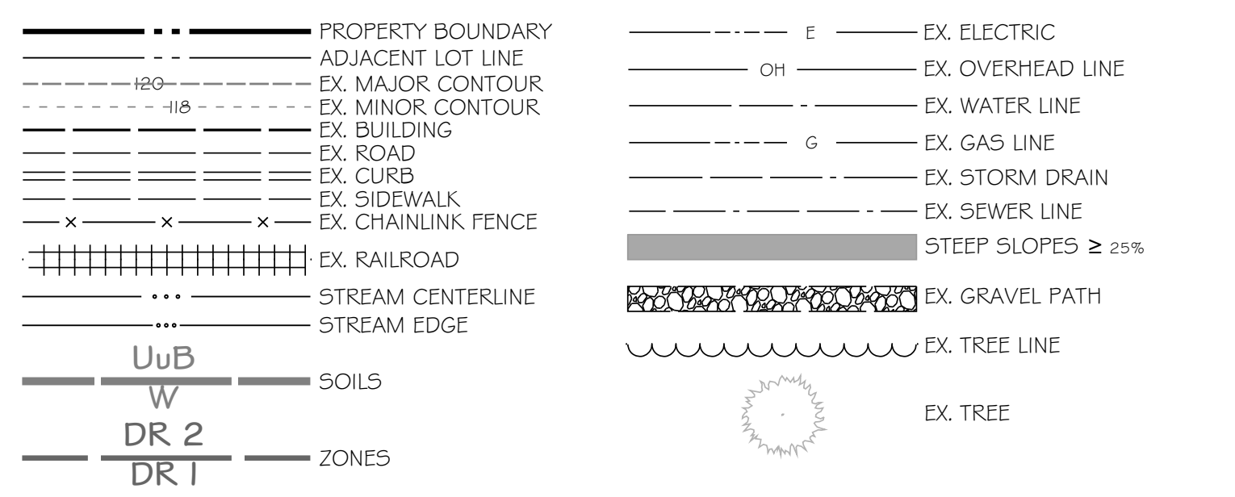
THE FOREGOING IS MERELY AN INFORMAL OPINION. IT IS NOT AN EXPERT OR LEGAL OPINION. IT IS NOT INTENDED TO BE RELIED ON AS EXPERT OR LEGAL ADVICE, AND IS NOT LEGALLY OR FACTUALLY BINDING ON BALTIMORE COUNTY OR ANY OF ITS OFFICIALS, AGENTS, OR EMPLOYEES. BALTIMORE COUNTY EXPRESSLY DISCLAIMS ANY AND ALL LIABILITY ARISING OUT OF, OR IN ANY WAY CONNECTED WITH THE INFORMATION PROVIDED IN THIS DOCUMENT, OR ANY INTERPRETATION THEREOF.

Respectfully,

Jesse Krout

Jesse Krout
Zoning Review

LEGEND



DAFT McCUNE WALKER INC

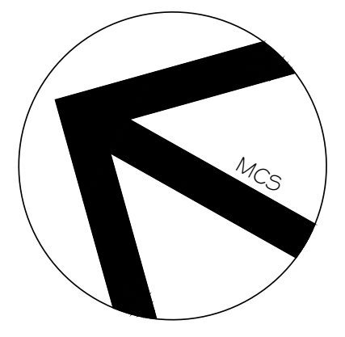
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SITE CONSTRAINTS
1ST AMENDED DEVELOPMENT PLAN
ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

MAJ-2021-00002
PAI #01-0616

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND



DATE	BY	REVISIONS

ISSUE DATES
REVIEW: 2/4/2025
BID:
PERMIT:
CONSTRUCTION:
BASE: AL
DRAWN: AL
DESIGNED: MAW
CHECKED BY: KMB
DATE CHECKED:
SCALE: 1"=50'
PROJECT NO: 17046.B0
DRAWING:

2 of 6

COUNTY APPROVAL

DRC ITEM #: NA
PAI #: 01-0616
MAJ #: 2021-00002

COMPANY NAME: DAFT MCCUNE WALKER, INC.
ENGINEER NAME: KRISTY M. BISCHOFF
ADDRESS: 501 FAIRMOUNT AVE. SUITE 300 TOWSON, MD 21286
PHONE NUMBER: 410 296 3333
E-MAIL: KBISCHOFF@DMW.COM

SEAL

KRISTY M. BISCHOFF
28823
10/25/24

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. 28823,
EXPIRATION DATE: 01/07/26.

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER
10/31/24
DATE
PROJECT MANAGER

COUNTY APPROVAL

DRC ITEM #: 121024B
AMENDMENT #: 1ST
PAI #: 01-0616
REF -

PURPOSE: MODIFY UNIT MIX AND FLOORPLANS; REVISE SIZE OF RESTAURANT, RETAIL, AND HISTORIC DISPLAY; MODIFY PARKING LOT LAYOUT TO INCREASE NUMBER OF SPACES AND REDUCE DRIVE AISLE WIDTHS; MOVE THE PEDESTRIAN BRIDGE TO BETTER ALIGN WITH THE BUILDING; UPDATE SWM, UTILITIES, AND GRADING PER LAYOUT CHANGES; UPDATE FOREST BUFFER LIMITS PER LAYOUT CHANGES.

COMPANY NAME: DAFT MCCUNE WALKER, INC.
ENGINEER NAME: KRISTY M. BISCHOFF
ADDRESS: 501 FAIRMOUNT AVE. SUITE 300 TOWSON, MD 21286
PHONE NUMBER: 410 296 3333
E-MAIL: KBISCHOFF@DMW.COM

SEAL

KRISTY M. BISCHOFF
28823
2/4/25

PROFESSIONAL CERTIFICATION

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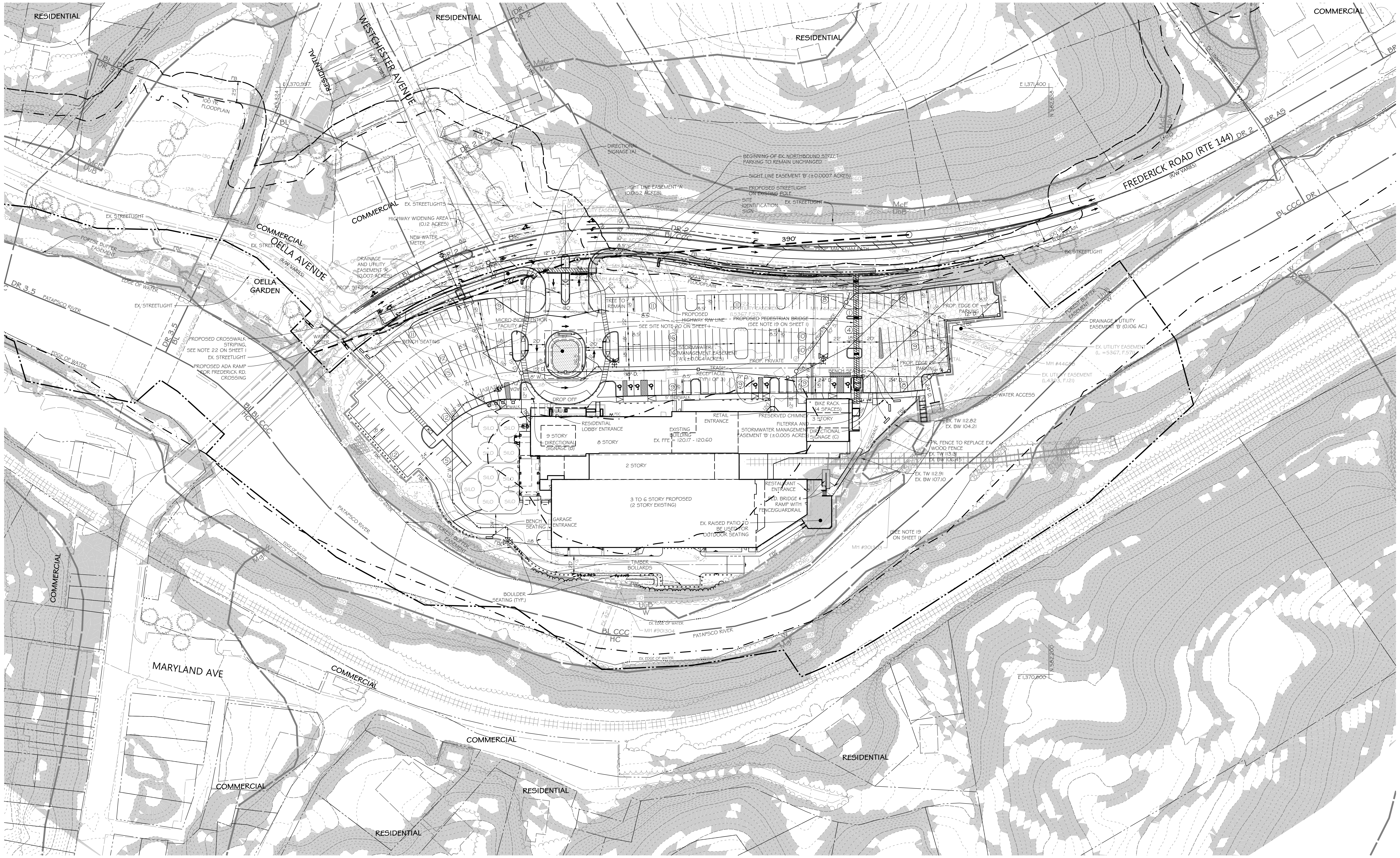
EXPIRATION DATE: 01/07/26.



50 0 50 100
SCALE: 1" = 50'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. BUILDING
- EX. ROAD
- EX. CURB
- EX. SIDEWALK
- EX. CHAINLINK FENCE
- EX. RAILROAD
- STREAM CENTERLINE
- STREAM EDGE
- UuB / W — SOILS
- DR 2 / DR 1 — ZONES
- E — EX. ELECTRIC
- OH — EX. OVERHEAD LINE
- EX. WATER LINE
- G — EX. GAS LINE
- EX. STORM DRAIN
- EX. SEWER LINE
- STEEP SLOPES ≥ 25%
- FB — APPROVED FOREST BUFFER LIMITS
- 100 YR FEMA FLOODPLAIN
- EX. GRAVEL PATH
- EX. TREE LINE
- EX. TREE TO REMAIN
- EX. TREE TO BE REMOVED
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. CURB
- PROP. SIDEWALK
- SIGHT DISTANCE
- BUILDING ELEVATION DIVIDE
- 18" D. — PROP. STORM DRAIN
- 8" S. — PROP. SEWER
- 8" W. — PROP. WATER
- PROP. WALL
- PROP. CENTERLINE
- PROP. REINFORCED TURF
- PROP. LIMITS OF REINFORCED TURF
- FBE — PROP. FOREST BUFFER EASEMENT LIMIT
- LIMIT OF DISTURBANCE (LOD)

DATA SOURCE:

1. EXISTING TOPOGRAPHIC FEATURES SUCH AS ROAD, STRUCTURE, BUILDINGS, UTILITIES, AND FOREST INFORMATION SHOWN HEREON ARE BASED UPON A FIELD RUN TOPO PERFORMED IN DECEMBER 2019 AND DECEMBER 2021. SITE CONDITIONS SHOWN IN THIS PLAN ARE REFLECTIVE OF THE CONDITIONS IN DECEMBER OF 2021. FIELD RUN DATA IS SUPPLEMENTED BY MAPPED INFORMATION IN ELECTRONIC FILE FORMAT FROM THE BALTIMORE COUNTY OFFICE OF INFORMATION TECHNOLOGY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 09/08/2020 AND HOWARD COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 06/23/2016.
2. GAS MAIN AND SERVICE LINES LOCATED BASED ON FIELD LOCATED VALVES AND BGE RECORD DRAWINGS PROVIDED TO DAFT MCCUNE WALKER NOVEMBER 2021. CONTRACTOR SHALL CONTACT MISS UTILITY PRIOR TO CONSTRUCTION.
3. PROPERTY LINE(S) SHOWN HEREON ARE BASED UPON THE RESULTS OF A FIELD RUN SURVEY PERFORMED BY DMW, INC. IN 12/2019.
4. ZONING INFORMATION SHOWN HEREON IS PROVIDED BY BALTIMORE COUNTY HTTPS://BCGIS.BALTIMORECOUNTYMD.GOV/MY NEIGHBORHOOD/ EFFECTIVE 09/09/2020.
5. THE SOIL INFORMATION SHOWN HEREON IS FROM NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/ ACCESSED 09/08/2020.
6. FEMA 100-YEAR FLOODPLAIN INFORMATION SHOWN HEREON IS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER HTTPS://MSC.FEMA.GOV ACCESSED 12/9/2024, CONSISTENT WITH FIRM MAP NUMBER 2400100370G, EFFECTIVE DATE 11/2/2023.

LIMIT OF DISTURBANCE = 156,551 SF OR 3.59 AC±

GENERAL FIRE PROTECTION NOTES

1. THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE NO: 3-17.
2. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF A SPRINKLER SYSTEM FOR THE BUILDING.
3. THE SPRINKLER SYSTEM MUST BE INSPECTED BY THE BALTIMORE COUNTY FIRE MARSHAL'S OFFICE PRIOR TO TAKING OCCUPANCY. (SPRINKLER HYDRO / SPRINKLER FINAL)
4. WHERE FIRE PROTECTION WATER SUPPLIES ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED AND MADE AVAILABLE FOR USE NOT LATER THAN THE TIME WHEN CONSTRUCTION OF ANY INDIVIDUAL BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, SECTION 1: 16.4.3.1.3.
5. A FIRE HYDRANT IS REQUIRED WITH-IN 100 FEET OF THE FIRE DEPARTMENT CONNECTION (FDC). A DISTANCE OF 150 FEET IS PERMISSIBLE IF THE TOTAL DISTANCE IS DRIVABLE BY THE EMERGENCY APPARATUS.
6. ON-SITE FIRE HYDRANTS MUST BE A MINIMUM DISTANCE OF 40 FEET AWAY FROM ANY BUILDING IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17 SECTION 1:18.5.1.7.
7. THE PRIVATE FIRE HYDRANTS SHALL BE PAINTED " OSHA RED" TO DISTINGUISH THEM FROM THE PUBLIC (ORANGE) FIRE HYDRANTS IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17 SECTION 1: 18;5.10.5 PRIVATE HYDRANT COLOR.
8. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF A PRIVATE UNDERGROUND FIRE LINE AND SHALL BE REVIEWED BY THE PLANS REVIEW SECTION OF BALTIMORE COUNTY. A PLUMBING PERMIT SHALL NOT BE USED TO INSTALL AN UNDERGROUND FIRE LINE.
9. THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17, SECTION 1:10.11.1.5, REQUIRES THAT THE ADDRESS NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE MINIMUM OF 6 INCHES IN SIZE.
10. THE FIRE ALARM SYSTEM INSTALLATION AND MAINTENANCE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO: 3-17 AND THE BALTIMORE COUNTY BUILDING CODE, COUNTY BILL NO: 40-15 AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THESE REGULATIONS BY AN UNDERWRITER'S LABORATORY, INC. (UL) LISTED FIRE ALARM CONTRACTOR OR FACTORY MUTUAL (FM GLOBAL) APPROVED FIRE ALARM CONTRACTOR, LISTED BY UL OR FM FOR INSTALLATION AND MAINTENANCE OF "PROTECTIVE SIGNALING SYSTEMS" OR OTHER NATIONAL RECOGNIZED TESTING LABORATORY.
11. A GRAPHIC ANNUNCIATOR SHALL BE PROVIDED IN ALL NEW BUILDINGS OF NEW CONSTRUCTION OF THE FOLLOWING TYPES: BALTIMORE COUNTY FIRE PREVENTION CODE; COUNTY BILL NO. 3-17, SECTION 1:13.7.1.13.1.1
    1) HIGH RISE BUILDING
    2) BUILDINGS 45 FEET OR HIGHER IN HEIGHT, AS MEASURED FROM THE LOWEST POINT AT GRADE TO THE ROOF LEVEL, AND GREATER THAN 20,000 SQUARE FEET PER FLOOR.
    3) A GRAPHIC ANNUNCIATOR IF REQUIRED BY THE FIRE CODE SHALL BE REVIEW AND APPROVED BY THE BALTIMORE COUNTY FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE; COUNTY BILL NO. 3-17, SECTION 1:13.7.1.13.1.1.
    4) SEND AT LEAST TWO (2) COPIES OF THE PROPOSED GRAPHIC ANNUNCIATOR PANEL ALONG WITH A COPY OF THE BUILDING SPRINKLER PLANS TO ASSIST WITH THE REVIEW TO:

BALTIMORE COUNTY FIRE MARSHAL'S OFFICE
700 E. JOPPA ROAD, 3RD FLOOR
TOWSON, MARYLAND 21286

FOREST BUFFER EASEMENT NOTES

STANDARD NON-DISTURBANCE NOTE

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE "FOREST BUFFER EASEMENT" EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY."

PROTECTIVE COVENANTS NOTE

"ANY "FOREST BUFFER EASEMENT" SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS."

ACCESS NOTE

ACCESS TO THE FOREST BUFFER EASEMENT SHALL BE DIRECTLY FROM OELLA AVENUE AND FREDERICK ROAD.

FOREST BUFFER VARIANCE NOTE

A VARIANCE TO THE LAW FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS WAS APPROVED BY EPS ON APRIL 18, 2022 TO REDEVELOP 3.92 ACRES OF EXISTING PAVEMENT AND STRUCTURES IN THE BUFFER AND CONSTRUCT 0.68 ACRES OF NEW PARKING LOT IN THE BUFFER. CONDITIONS WERE PLACED ON THIS APPROVAL TO MINIMIZE IMPACTS TO WATER QUALITY INCLUDING PLANTING 0.33 ACRES OF THE FOREST BUFFER ONSITE WITH NATIVE SPECIES OF TREES AND SHRUBS AS WELL AS POSTING OF THE REMAINING FOREST BUFFER ON THE PROPERTY AND PROVIDING 0.35 ACRES OF OFFSITE FOREST BUFFER PLANTING.

DEDICATION TABLE

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/ OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.

TYPE OF CONVEYANCE	NO.	TOTAL AREA* (AC.)
STORMWATER MANAGEMENT EASEMENT	2	0.07
FOREST BUFFER EASEMENT (FBE)	1	1.55
SIGHT LINE EASEMENT	2	0.02
HIGHWAY WIDENING AREA	1	0.12
DRAINAGE AND UTILITY EASEMENT	2	0.11

*__NOTE__: DURING THE PROCESSING OF DEVELOPMENT PLANS AND PRIOR TO FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL, TOTAL AREAS SHOWN IN THIS TABLE MAY BE APPROXIMATE.

DESIGN AND DRAWING BASED ON MARYLAND
COORDINATE SYSTEM (MCS)
HORIZ - NAD 83/2011, VERT. - NAVD 88

DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SITE PROPOSAL
1ST AMENDED DEVELOPMENT PLAN
ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

MAJ-2021-00002
PAI #01-0616

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

MCS

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	2/4/2025
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	AL
DRAWN:	AL
DESIGNED:	MAW
CHECKED BY:	KMB
DATE CHECKED:	
SCALE:	1"=50'
PROJECT NO:	17046.B0
DRAWING:	3 of 6

COUNTY APPROVAL

DRC ITEM #: NA **PAI #:** 01-0616

MAJ #: 2021-00002

COMPANY NAME: DAFT MCCUNE WALKER, INC.
ENGINEER NAME: KRISTY M. BISCHOFF
ADDRESS: 501 FAIRMOUNT AVE. SUITE 300 TOWSON, MD 21286
PHONE NUMBER: 410 296 3333
E-MAIL: KBISCHOFF@DMW.COM

SEAL

28823
10/25/24

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. 28823,
EXPIRATION DATE: 01/07/26.

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER
10/31/24
DATE
PROJECT MANAGER

COUNTY APPROVAL

DRC ITEM #: 121024B **PAI #:** 01-0616
AMENDMENT #: 1ST **REF -**

PURPOSE: MODIFY UNIT MIX AND FLOORPLANS; REVISE SIZE OF RESTAURANT, RETAIL, AND HISTORIC DISPLAY; MODIFY PARKING LOT LAYOUT TO INCREASE NUMBER OF SPACES AND REDUCE DRIVE AISLE WIDTHS; MOVE THE PEDESTRIAN BRIDGE TO BETTER ALIGN WITH THE BUILDING; UPDATE SWM, UTILITIES, AND GRADING PER LAYOUT CHANGES; UPDATE FOREST BUFFER LIMITS PER LAYOUT CHANGES.

COMPANY NAME: DAFT MCCUNE WALKER, INC.
ENGINEER NAME: KRISTY M. BISCHOFF
ADDRESS: 501 FAIRMOUNT AVE. SUITE 300 TOWSON, MD 21286
PHONE NUMBER: 410 296 3333
E-MAIL: KBISCHOFF@DMW.COM

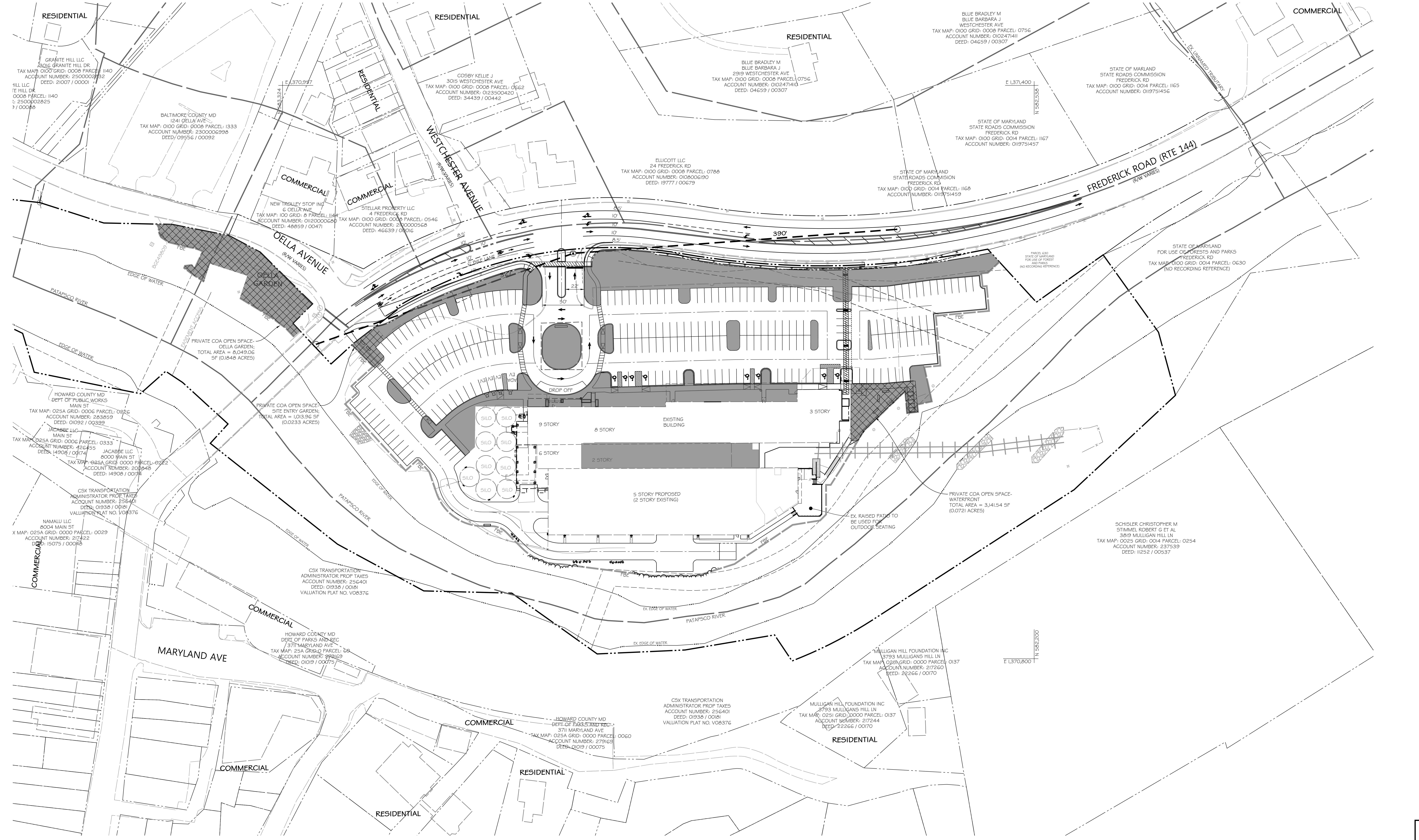
SEAL

28823
2/4/25

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. 28823,
EXPIRATION DATE: 01/07/26.


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
FREDERICK ROAD (RTE 144)
WESTCHESTER AVENUE
OELLA AVENUE (R/W VARIES)
PATAPSCO RIVER
MARYLAND AVE
OELLA GARDEN
PRIVATE COA OPEN SPACE- OELLA GARDEN; TOTAL AREA = 8,049.06 SF (0.1848 ACRES)
PRIVATE COA OPEN SPACE- SITE ENTRY GARDEN; TOTAL AREA = 1,013.96 SF (0.0233 ACRES)
PRIVATE COA OPEN SPACE- WATERFRONT TOTAL AREA = 3,141.54 SF (0.0721 ACRES)
EX. RAISED PATIO TO BE USED FOR OUTDOOR SEATING
DROP OFF
9 STORY
8 STORY
EXISTING BUILDING
3 STORY
6 STORY
2 STORY
5 STORY PROPOSED (2 STORY EXISTING)
SILO
FBE
EDGE OF WATER
CSX TRANSPORTATION ADMINISTRATOR PROP TAXES ACCOUNT NUMBER: 256401 DEED: 01938 / 00181 VALUATION PLAT NO. V08376
STATE OF MARYLAND FOR USE OF FORESTS AND PARKS FREDERICK RD TAX MAP: 0100 GRID: 0014 PARCEL: 0630 (NO RECORDING REFERENCE)
ELLICOTT LLC 24 FREDERICK RD TAX MAP: 0100 GRID: 0008 PARCEL: 0788 ACCOUNT NUMBER: 0108006010 DEED: 19777 / 00679
SCHISLER CHRISTOPHER M STIMMEL ROBERT G ET AL 3819 MULLIGAN HILL LN
MULLIGAN HILL FOUNDATION INC 3793 MULLIGANS HILL LN
HOWARD COUNTY MD DEPT OF PARKS AND REC 3711 MARYLAND AVE

AMENITY OPEN SPACE AND OPEN SPACE

50 0 50 100
SCALE: 1" = 50'

AMENITY OPEN SPACE	
LOCATION	AREA (SF)
IN PARKING LOT AND ON BUILDING	41,141.52
OPEN SPACE	12,204.56
TOTAL	53,346.08

* PLEASE REFER TO SHEET 1 FOR AMENITY OPEN SPACE REQUIREMENT COMPUTATION.

OPEN SPACE	
LOCATION	AREA (SF)
OELLA GARDEN	8,049.06
SITE ENTRY GARDEN	1,013.96
WATERFRONT	3,141.54
TOTAL	12,204.56

* PLEASE REFER TO SHEET 1 FOR OPEN SPACE REQUIREMENT COMPUTATION.

LEGEND

━━ ·· ━━	PROPERTY BOUNDARY
—— - - ——	ADJACENT LOT LINE
— — — —	PROP. BUILDING ELEVATION DIVIDE
━━━━	PROP. BUILDING OUTLINE
┼┼┼┼	EX. RAILROAD
—— ··· ——	STREAM CENTERLINE
——···——	STREAM EDGE
︶︶︶︶	EX. TREE LINE
︶︶︶︶	PROP. TREE LINE
▬ ▬ FBE ▬ ▬	PROP. FOREST BUFFER EASEMENT LIMIT
▨	PROP. BALTIMORE COUNTY OPEN SPACE
▒	PROP. AMENITY OPEN SPACE

TOTAL AMENITY OPEN SPACE PROVIDED (SEE TABLE - THIS SHEET)
(SEE NOTES ON SHEET 1 FOR CALCULATIONS)

OPEN SPACE NOTES

1. ALL LOCAL OPEN SPACE SHALL BE IN COMPLIANCE WITH THE LOCAL OPEN SPACE MANUAL, LATEST EDITION.
2. TEMPORARY OPEN SPACE BOUNDARY MARKERS, TREE PROTECTION DEVISES AND FOUR FOOT HIGH SNOW FENCING OR APPROVED EQUIVALENT SHALL BE INSTALLED PRIOR TO ANY CLEARING OR GRADING.
3. WITHIN THE AREA SHOWN AS OPEN SPACE, DISTURBANCE BEYOND THAT WHICH IS SHOWN ON THE DEVELOPMENT PLAN SHALL NOT BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE DEPARTMENT OF RECREATION AND PARKS.
4. NO UTILITIES, WHETHER PUBLIC OR PRIVATE, INCLUDING, BUT NOT LIMITED TO, TELEPHONE, CABLE. TELEVISION, GAS AND ELECTRIC, WATER, SEWER, STORM DRAINS SHALL BE PLACED OR CONSTRUCTED ON OR WITHIN THE AREAS LABELED AS OPEN SPACE WITHOUT PRIOR WRITTEN CONSENT FROM BALTIMORE COUNTY DEPARTMENT OF RECREATION AND PARKS.
5. THE DESIGN, CONSTRUCTION AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE DEVELOPER MAY CHOOSE TO SUBSTITUTE THE PROPOSED EQUIPMENT TO PROVIDE A DIFFERENT AMENITY OF EQUAL OR GREATER VALUE.

OPEN SPACE OWNERSHIP NOTE

COA OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE PRIVATE PROPERTY OWNER.

DATA SOURCE:

1. EXISTING TOPOGRAPHIC FEATURES SUCH AS ROAD, STRUCTURE, BUILDINGS, UTILITIES, AND FOREST INFORMATION SHOWN HEREON ARE BASED UPON A FIELD RUN TOPO PERFORMED IN DECEMBER 2019 AND DECEMBER 2021. SITE CONDITIONS SHOWN IN THIS PLAN ARE REFLECTIVE OF THE CONDITIONS IN DECEMBER OF 2021. FIELD RUN DATA IS SUPPLEMENTED BY MAPPED INFORMATION IN ELECTRONIC FILE FORMAT FROM THE BALTIMORE COUNTY OFFICE OF INFORMATION TECHNOLOGY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 09/08/2020 AND HOWARD COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 06/23/2016.
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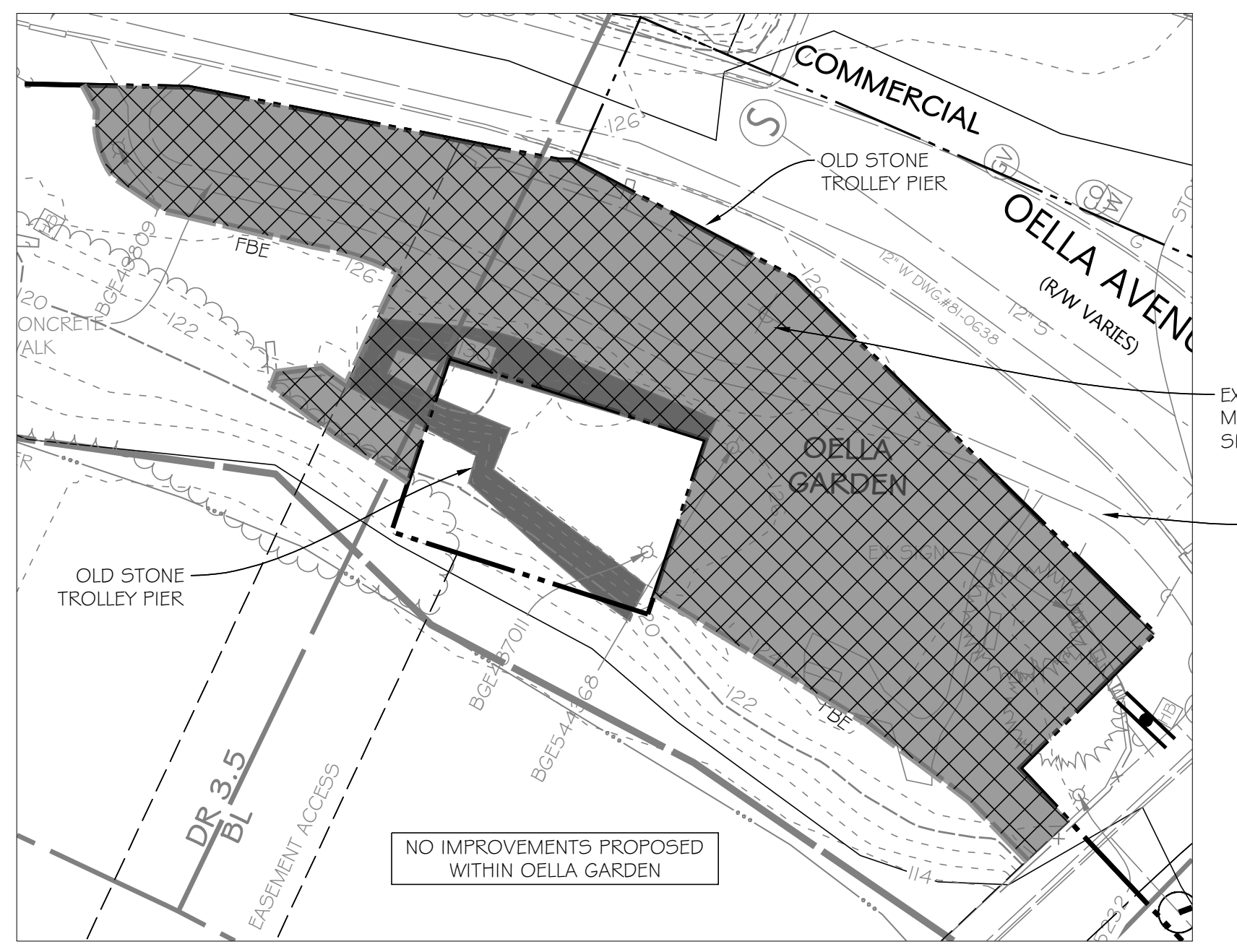
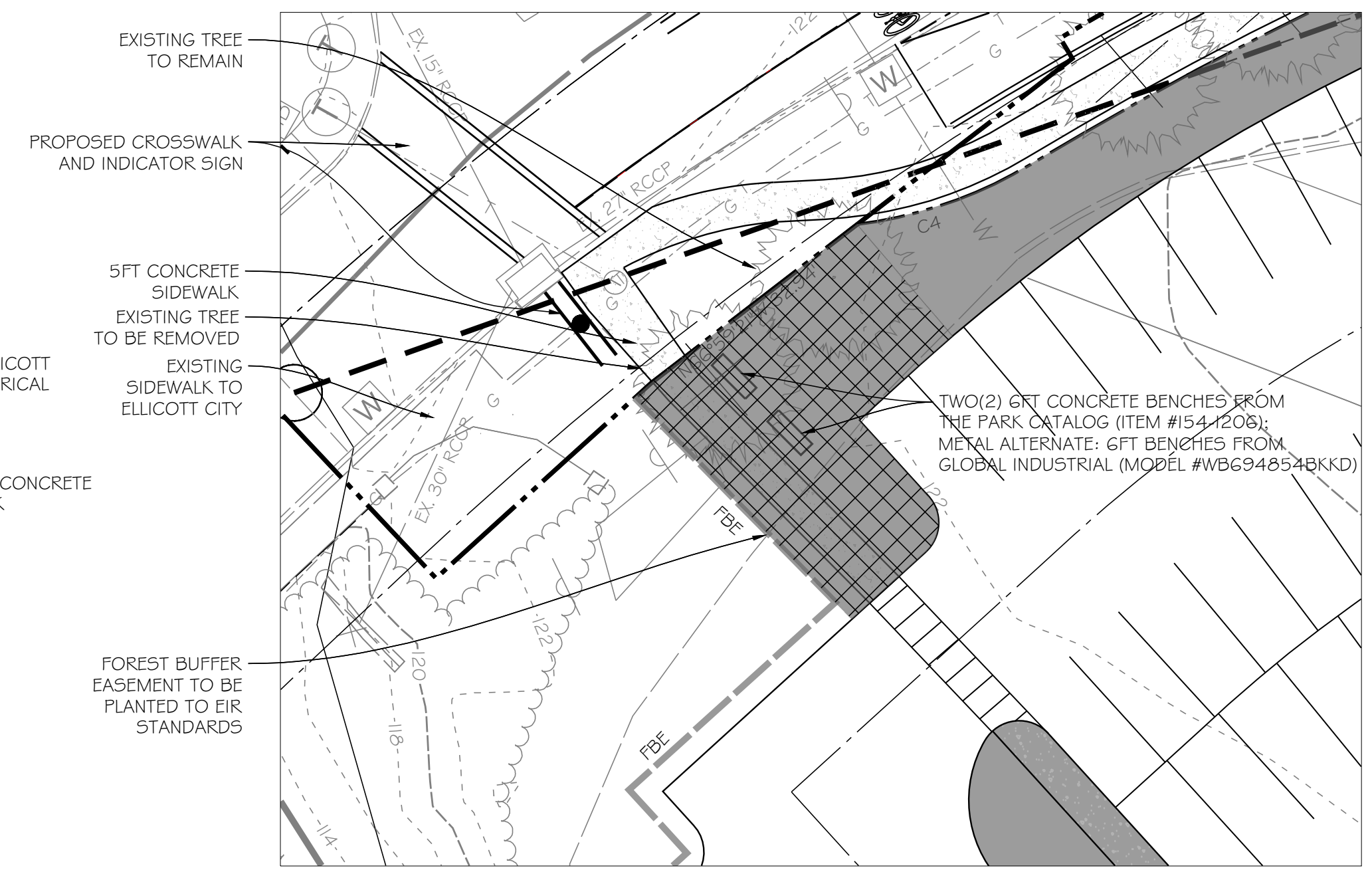
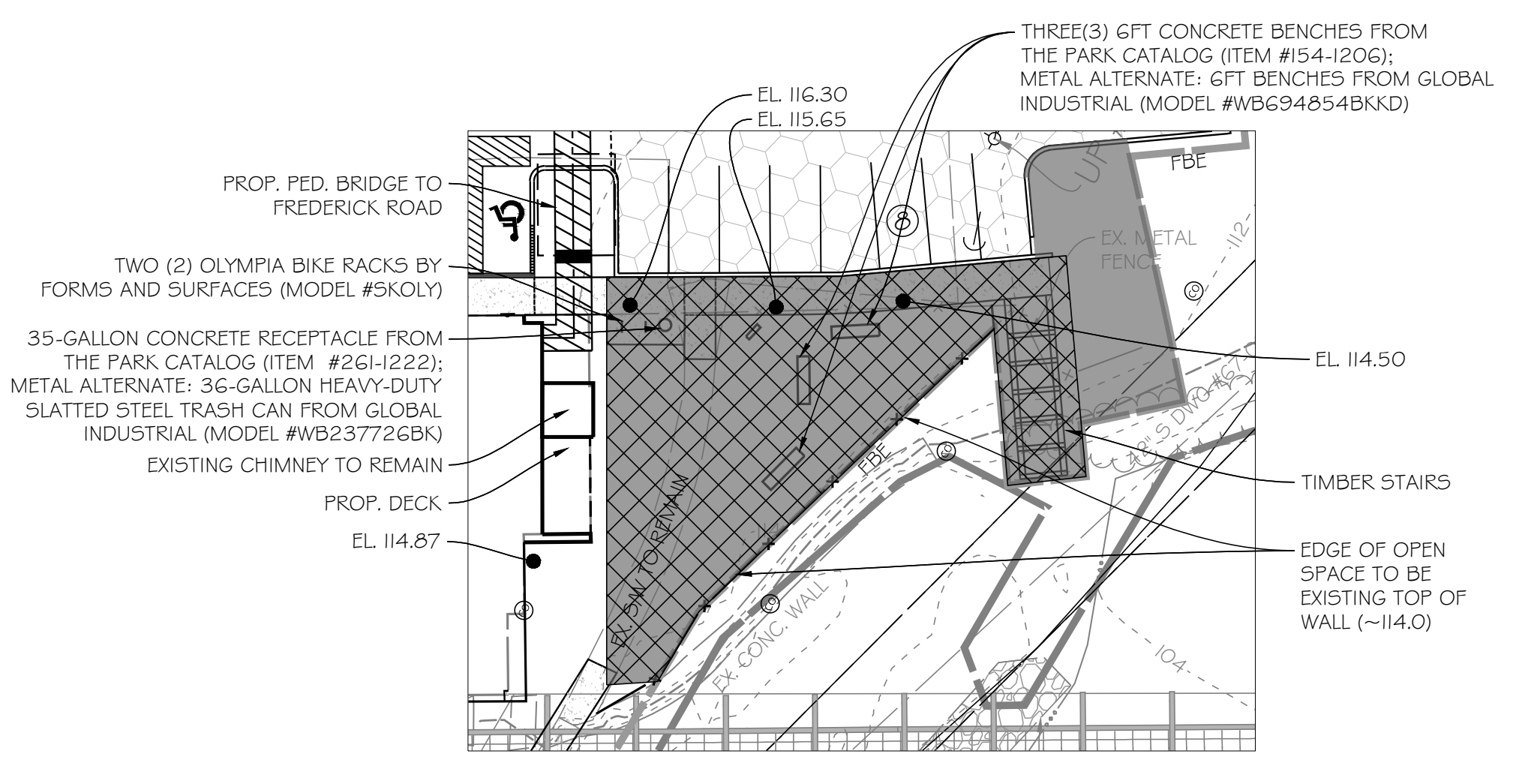
3. PROPERTY LINE(S) SHOWN HEREON ARE BASED UPON THE RESULTS OF A FIELD RUN SURVEY PERFORMED BY DMW, INC. IN 12/2019.
4. ZONING INFORMATION SHOWN HEREON IS PROVIDED BY BALTIMORE COUNTY HTTPS://BCGIS.BALTIMORECOUNTYMD.GOV/MY NEIGHBORHOOD/ EFFECTIVE 09/09/2020.
5. THE SOIL INFORMATION SHOWN HEREON IS FROM NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/ ACCESSED 09/08/2020.
6. FEMA 100-YEAR FLOODPLAIN INFORMATION SHOWN HEREON IS PROVIDED BY FEMA FLOOD MAP SERVICE CENTER HTTPS://MSC.FEMA.GOV ACCESSED 12/9/2024, CONSISTENT WITH FIRM MAP NUMBER 2400100370G, EFFECTIVE DATE 11/2/2023.


COMMERCIAL
OELLA AVENUE (R/W VARIES)
OLD STONE TROLLEY PIER
OLD STONE TROLLEY PIER
OELLA GARDEN
EXISTING ELLICOTT MILLS HISTORICAL SIGN
EXISTING CONCRETE SIDEWALK
FBE
DR 3.5 BL
EASEMENT ACCESS
NO IMPROVEMENTS PROPOSED WITHIN OELLA GARDEN

OELLA GARDEN OPEN SPACE
SCALE: 1" = 30'


EXISTING TREE TO REMAIN
PROPOSED CROSSWALK AND INDICATOR SIGN
5FT CONCRETE SIDEWALK
EXISTING TREE TO BE REMOVED
EXISTING SIDEWALK TO ELLICOTT CITY
FOREST BUFFER EASEMENT TO BE PLANTED TO EIR STANDARDS
TWO(2) 6FT CONCRETE BENCHES FROM THE PARK CATALOG (ITEM #154-1206); METAL ALTERNATE: 6FT BENCHES FROM GLOBAL INDUSTRIAL (MODEL #WB694854BKKD)
FBE

SITE ENTRY GARDEN OPEN SPACE
SCALE: 1" = 20'


EL. 116.30
EL. 115.65
THREE(3) 6FT CONCRETE BENCHES FROM THE PARK CATALOG (ITEM #154-1206); METAL ALTERNATE: 6FT BENCHES FROM GLOBAL INDUSTRIAL (MODEL #WB694854BKKD)
PROP. PED. BRIDGE TO FREDERICK ROAD
TWO (2) OLYMPIA BIKE RACKS BY FORMS AND SURFACES (MODEL #SKOLY)
35-GALLON CONCRETE RECEPTACLE FROM THE PARK CATALOG (ITEM #261-1222); METAL ALTERNATE: 36-GALLON HEAVY-DUTY SLATTED STEEL TRASH CAN FROM GLOBAL INDUSTRIAL (MODEL #WB237726BK)
EXISTING CHIMNEY TO REMAIN
PROP. DECK
EL. 114.87
EL. 114.50
TIMBER STAIRS
EDGE OF OPEN SPACE TO BE EXISTING TOP OF WALL (~114.0)
EX. METAL FENCE
FBE
EX. CONC. WALL

WATERFRONT OPEN SPACE
SCALE: 1" = 30'

COST ESTIMATE NOTES

1. THE AMENITIES WITHIN THE PRIVATE COA **SITE ENTRY** OPEN SPACE SHALL INCLUDED:
   - A. TWO (2) 6FT CONCRETE BENCHES FROM THE PARK CATALOG (ITEM #154-1206) $675/EACH, $1,350 TOTAL
     METAL ALTERNATE: 6FT BENCHES FROM GLOBAL INDUSTRIAL (MODEL #WB694854BKKD) (ALT) $649/EACH, $1,298 TOTAL
   - B. 195 SF OF CONCRETE SIDEWALK - $10/SF, $1,950

   SUBTOTAL - $3,300

2. THE AMENITIES WITHIN THE PRIVATE COA **WATERFRONT** OPEN SPACE SHALL INCLUDED:
   - A. THREE (3) 6FT CONCRETE BENCHES FROM THE PARK CATALOG (ITEM #154-1206) $675/EACH, $2,025 TOTAL
     METAL ALTERNATE: 6FT BENCHES FROM GLOBAL INDUSTRIAL (MODEL #WB694854BKKD) (ALT) $649/EACH, $1,947 TOTAL
   - B. 857 SF OF CONCRETE SIDEWALK - $10/SF, $8,570
   - C. TIMBER WATER ACCESS STAIRS - $10,000/EACH, $10,000
   - D. ONE (1) 35-GALLON CONCRETE RECEPTACLE FROM THE PARK CATALOG (ITEM #261-1222) $434/EACH , $434
     METAL ALTERNATE: 36-GALLON HEAVY-DUTY SLATTED STEEL TRASH CAN FROM GLOBAL INDUSTRIAL (MODEL #WB237726BK) (ALT) $432/EACH, $432
   - E TWO (2) OLYMPIA BIKE RACKS BY FORMS AND SURFACES (MODEL #SKOLY) - $695/EACH, $1,390

   SUBTOTAL - $22,419

TOTAL - $25,719

DESIGN AND DRAWING BASED ON MARYLAND
COORDINATE SYSTEM (MCS)
HORIZ - NAD 83/2011, VERT. - NAVD 88

DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

OPEN SPACE EXHIBIT

1ST AMENDED DEVELOPMENT PLAN

ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

MAJ-2021-00002
PAI #01-0616

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

MCS

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	2/4/2025
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	AL
DRAWN:	AL
DESIGNED:	MAW
CHECKED BY:	KMB
DATE CHECKED:	
SCALE:	1"=50'
PROJECT NO:	17046.B0
DRAWING:	4 of 6

COUNTY APPROVAL

DRC ITEM #: NA **PAI #:** 01-0616

MAJ #: 2021-00002

COMPANY NAME: DAFT MCCUNE WALKER, INC.
ENGINEER NAME: KRISTY M. BISCHOFF
ADDRESS: 501 FAIRMOUNT AVE. SUITE 300 TOWSON, MD 21286
PHONE NUMBER: 410 296 3333
E-MAIL: KBISCHOFF@DMW.COM

SEAL

10/15/2024

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 712,
EXPIRATION DATE: 11/10/2025.

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER
10/31/24
DATE
PROJECT MANAGER

COUNTY APPROVAL

DRC ITEM #: 121024B **PAI #:** 01-0616
AMENDMENT #: 1ST **REF -**

PURPOSE: MODIFY UNIT MIX AND FLOORPLANS; REVISE SIZE OF RESTAURANT, RETAIL, AND HISTORIC DISPLAY; MODIFY PARKING LOT LAYOUT TO INCREASE NUMBER OF SPACES AND REDUCE DRIVE AISLE WIDTHS; MOVE THE PEDESTRIAN BRIDGE TO BETTER ALIGN WITH THE BUILDING; UPDATE SWM, UTILITIES, AND GRADING PER LAYOUT CHANGES; UPDATE FOREST BUFFER LIMITS PER LAYOUT CHANGES.

COMPANY NAME: DAFT MCCUNE WALKER, INC.
ENGINEER NAME: KRISTY M. BISCHOFF
ADDRESS: 501 FAIRMOUNT AVE. SUITE 300 TOWSON, MD 21286
PHONE NUMBER: 410 296 3333
E-MAIL: KBISCHOFF@DMW.COM

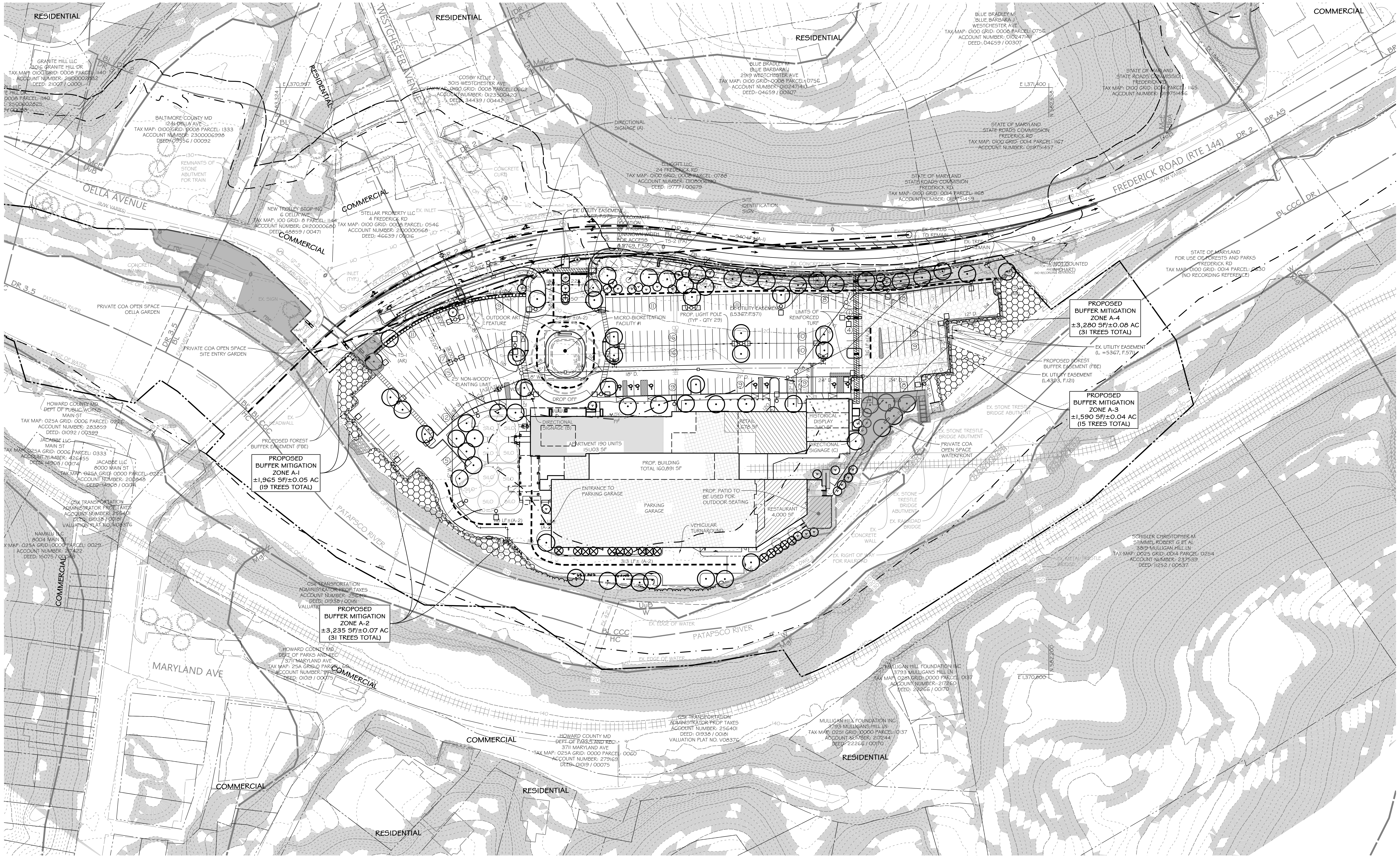
2.04.25
SEAL

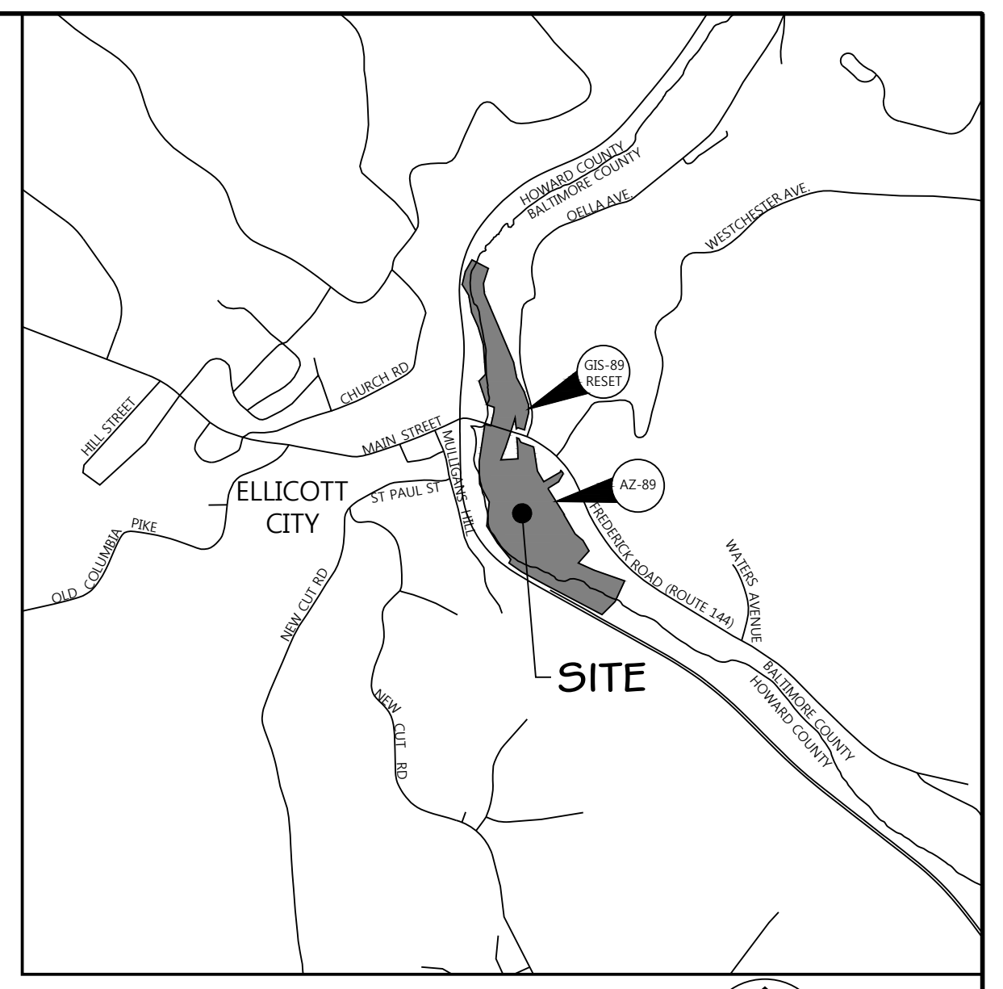
EDWARD W. TOW
NO. 412

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO. 412,
EXPIRATION DATE: 05/16/2025.


RESIDENTIAL
COMMERCIAL
WESTCHESTER AVENUE
OELLA AVENUE
FREDERICK ROAD (RTE 144)
MARYLAND AVE
PATAPSCO RIVER
PROPOSED BUFFER MITIGATION ZONE A-1 ±1,965 SF/±0.05 AC (19 TREES TOTAL)
PROPOSED BUFFER MITIGATION ZONE A-2 ±3,235 SF/±0.07 AC (31 TREES TOTAL)
PROPOSED BUFFER MITIGATION ZONE A-3 ±1,590 SF/±0.04 AC (15 TREES TOTAL)
PROPOSED BUFFER MITIGATION ZONE A-4 ±3,280 SF/±0.08 AC (31 TREES TOTAL)
APARTMENT 190 UNITS 151,103 SF
PROP. BUILDING TOTAL 160,891 SF
PARKING GARAGE
RESTAURANT 4,000 SF
DROP OFF
PROPOSED FOREST BUFFER EASEMENT (PFBE)
PRIVATE COA OPEN SPACE OELLA GARDEN
PRIVATE COA OPEN SPACE SITE ENTRY GARDEN
PRIVATE COA OPEN SPACE WATERFRONT
MICRO-BIORETENTION FACILITY #1
OUTDOOR ART FEATURE
HISTORICAL DISPLAY
ENTRANCE TO PARKING GARAGE
PROP. PATIO TO BE USED FOR OUTDOOR SEATING
VEHICULAR TURNAROUND


ELLICOTT CITY
SITE
NEW CUT RD
BALTIMORE COUNTY
HOWARD COUNTY

VICINITY MAP

SCALE: 1" = 1,000'

BENCHMARKS:

NAME:	NORTHING:	EASTING:	ELEV:
GIS-89 RESET	583222.79	1370771.67	125.44
AZ-89	582859.79	1370996.40	127.89

SITE DATA

OWNER/DEVELOPER:	ELLICOTT FLOUR MILL, LLC 1817 THAMES ST. BALTIMORE, MD 21231 C/O TERRA NOVA VENTURES, LLC. (410) 327-3200
APPLICATION/PLAN: PREPARED BY:	DMW KRISTY BISCHOFF 501 FAIRMOUNT AVE SUITE 300 TOWSON MD, 21286
NET SITE AREA:	11.81± A.C. (INCLUDING WATERS OF THE US)
TAX MAP:	0100
GRID/PARCEL	8 / 0788
DEED REFERENCE:	49684 / 00323
TAX ACCOUNT:	0108006194
ZONING:	BL-CCC, BL, DR 3.5, BM
CURRENT USE:	VACANT INDUSTRIAL, FLOUR MILL
COUNCILMANIC DISTRICT:	1
ELECTION DISTRICT:	1
CENSUS TRACT:	4014
WATERSHED:	PATAPSCO
GROWTH TIER:	1
SCHOOLS	
ELEMENTARY:	WESTCHESTER ES
OWNER:	CATONSVILLE MS
HIGH:	CATONSVILLE HS

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- 120 EX. MAJOR CONTOUR
- 118 EX. MINOR CONTOUR
- EX. BUILDING
- EX. ROAD
- EX. CURB
- EX. SIDEWALK
- EX. CHAINLINK FENCE
- EX. RAILROAD
- STREAM CENTERLINE
- STREAM EDGE
- UuB / W SOILS
- DR 2 / DR 1 ZONES
- E EX. ELECTRIC
- OH EX. OVERHEAD LINE
- EX. WATER LINE
- G EX. GAS LINE
- EX. STORM DRAIN
- EX. SEWER LINE
- STEEP SLOPES ≥ 25%
- FOREST BUFFER
- 100 YR FEMA FLOODPLAIN
- EX. GRAVEL PATH
- EX. TREE LINE
- EX. TREE TO REMAIN
- EX. SHRUB TO BE REMAIN
- EX. TREE TO BE REMOVED
- 120 PROP. MAJOR CONTOUR
- 118 PROP. MINOR CONTOUR
- PROP. CURB
- PROP. SIDEWALK
- PROP. MAJOR DECIDUOUS TREE
- PROP. MINOR DECIDUOUS TREE
- PROP. SHRUB
- PROP. EVERGREEN
- PROP. TREE LINE
- BUILDING ELEVATION DIVIDE
- ▨ OPEN SPACE
- ▨ PARKING GARAGE
- ▨ HISTORICAL DISPLAY 2,110 SF
- ▨ RESTAURANT USE 4,000 SF
- ▨ APARTMENT 151.103 SF
- ▨ RETAIL USE 3,678 SF

DATA SOURCE:

1. EXISTING TOPOGRAPHIC FEATURES SUCH AS ROAD, STRUCTURE, BUILDINGS, UTILITIES, AND FOREST INFORMATION SHOWN HEREON ARE BASED UPON A FIELD RUN TOPO PERFORMED IN DECEMBER 2019 AND DECEMBER 2021. SITE CONDITIONS SHOWN IN THIS PLAN ARE REFLECTIVE OF THE CONDITIONS IN DECEMBER OF 2021. FIELD RUN DATA IS SUPPLEMENTED BY MAPPED INFORMATION IN ELECTRONIC FILE FORMAT FROM THE BALTIMORE COUNTY OFFICE OF INFORMATION TECHNOLOGY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 09/08/2020 AND HOWARD COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 06/23/2016.
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REQUIRED PLANTING UNITS - SCHEMATIC LANDSCAPE PLAN

KEY	ELEMENT	TYPE	RATE	QUANTITY		RATE	PLANTING UNITS (PU)
Condition A: Street Frontage and Streetscape							
A-1	ADJACENT ROAD	N/A	1 PU/ 40 LF	940	LF	40	23.50
A-2	INTERIOR ROAD	N/A	1 PU/ 20 LF	788	LF	20	39.40
Condition B: Parking Lots							
B-1	ADJACENT ROAD	Class B	1 PU/ 15 LF	677	LF	15	45.13
B-4	PARKING LOT INTERIOR	N/A	1 PU/ 12 SPACES	239	SP	12	19.92
Condition R: Open Space							
R-1	OPEN SPACE PROVIDED	N/A	1 PU/ 1500 SF	12,205	SF	1500	8.14
GROSS TOTAL OF REQUIRED PLANTING UNITS							**136.09**
Credit for Preservation of Existing Trees							
TS-1	TREES TO BE SAVED (MORE THAN 3" CALIPER)	N/A	2 PU/ TREE	N/A		2	-2.00
TS-2	TREES TO BE SAVED (MORE THAN 3" CALIPER)	N/A	2 PU/ TREE	N/A		2	-2.00
TS-3	TREES TO BE SAVED (MORE THAN 3" CALIPER)	N/A	2 PU/ TREE	N/A		2	-2.00
TOTAL TREE PRESERVATION PLANTING UNITS							**-6.00**
Credit for Tree Buffer Plantings			0.5 PU/ TREE	96	EA	0.50	**-48.00**
NET TOTAL OF REQUIRED PLANTING UNITS							**82.09**

Parking Lot Interior Green Space Requirement (7%)

KEY	PARKING AREA (SF)	7%	GREEN SPACE (SF)	
			REQUIRED	PROVIDED
P-1	76,331	7%	5,343	5,363

EXISTING TREES TO REMAIN

TS-1 (AR)	ACER RUBRUM	10" DBH
TS-2 (PA)	PICEA ABIES	12" DBH
TS-3 (AR)	ACER RUBRUM	10" DBH

50 0 50 100
SCALE: 1" = 50'

LANDSCAPE PLANTINGS PROVIDED

PLANT TYPES	PLANT QNTY.	PLANT UNITS
DECIDUOUS MAJOR TREES (1 TREE = 1 PU)	66	66.00
DECIDUOUS MINOR TREES (2 TREES = 1 PU)	34	17.00
EVERGREEN TREES (2 TREES = 1 PU)	15	7.50
SHRUBS (5 SHRUBS = 1 PU)	49	9.80
GROUND COVERS (500 SF.T = 1 PU)		
PERENNIALS (20 - 1 QT = 1 PU)		
GRASSES/SEDGES (10 - 1 GAL = 1 PU)		
TOTAL PROPOSED		100.30

BUFFER MITIGATION PLANT LIST (PLANTING ZONES A-1 TO A-4)

KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	CONDITION	QUANTITY	SERAL STAGE	STRATUM	INDICATOR STATUS
⬡	ACER RUBRUM	RED MAPLE	1" CAL.	13' X 13'	CONT. GROWN	21	EARLY-MID	TREE	FAC
	LIRIODENDRON TULIPIFERA	TULIP POPLAR	1" CAL.	13' X 13'	CONT. GROWN	15	EARLY	TREE	FACU
	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	1" CAL.	13' X 13'	CONT. GROWN	25	MID	TREE	FACW
	QUERCUS RUBRA	NORTHERN RED OAK	1" CAL.	13' X 13'	CONT. GROWN	35	EARLY-MID	TREE	FACU
					TOTAL:	96			

PLANTING CALCULATIONS:
TOTAL ACREAGE: ±0.23 AC/±10,070 SF
TOTAL PLANTING REQUIREMENT: ±0.23 AC x 300 (STEMS/ACRE) = 69 PLANTS (USING 13'X13' DENSER SPACING AT 275 TREES/ACRE CALCULATION FOR STOCKING REQUIREMENTS) - TOTAL TREES PROVIDED = 96

NOTE: Based on a meeting with Jim Hermann on December 17, 2021, required buffer tree plantings may be considered towards the landscape manual requirements at a 0.5 PU credit for each 1" caliper tree.

ZONING HISTORY

1961-5381-XA - SPECIAL EXEMPTION FOR A SERVICE STATION + ZONING VARIANCE FOR A 0' SIDE YARD SETBACK GRANTED BY THE ZONING COMMISSIONER ON OCTOBER 25, 1961.

LANDSCAPE ISSUES

THERE ARE NO KNOWN LANDSCAPE ISSUES ON THE SITE.

DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SCHEMATIC LANDSCAPE PLAN
1ST AMENDED DEVELOPMENT PLAN
ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

MAJ-2021-00002
PAI #01-0616

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

MCS

DATE	BY	REVISIONS

ISSUE DATES
REVIEW: 2/4/2025
BID:
PERMIT:
CONSTRUCTION:
BASE: AL
DRAWN: BEN
DESIGNED:
CHECKED BY: PBC/EWT
DATE CHECKED:
SCALE: 1"=50'
PROJECT NO: 17046.B0
DRAWING:

5 of 6

COUNTY APPROVAL

DRC ITEM #: NA
PAI #: 01-0616
MAJ #: 2021-00002

COMPANY NAME: DAFT MCCUNE WALKER, INC.
ENGINEER NAME: KRISTY M. BISCHOFF
ADDRESS: 501 FAIRMOUNT AVE. SUITE 300 TOWSON, MD 21286
PHONE NUMBER: 410 296 3333
E-MAIL: KBISCHOFF@DMW.COM

SEAL
KRISTY M. BISCHOFF
28823
10/25/24

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. 28823,
EXPIRATION DATE: 01/07/26.

PLAN TO ACCOMPANY
HEARING OFFICER'S ORDER
10/31/24
DATE
PROJECT MANAGER

COUNTY APPROVAL

DRC ITEM #: 121024B
AMENDMENT #: 1ST
PAI #: 01-0616
REF -

PURPOSE: MODIFY UNIT MIX AND FLOORPLANS; REVISE SIZE OF RESTAURANT, RETAIL, AND HISTORIC DISPLAY; MODIFY PARKING LOT LAYOUT TO INCREASE NUMBER OF SPACES AND REDUCE DRIVE AISLE WIDTHS; MOVE THE PEDESTRIAN BRIDGE TO BETTER ALIGN WITH THE BUILDING; UPDATE SWM, UTILITIES, AND GRADING PER LAYOUT CHANGES; UPDATE FOREST BUFFER LIMITS PER LAYOUT CHANGES.

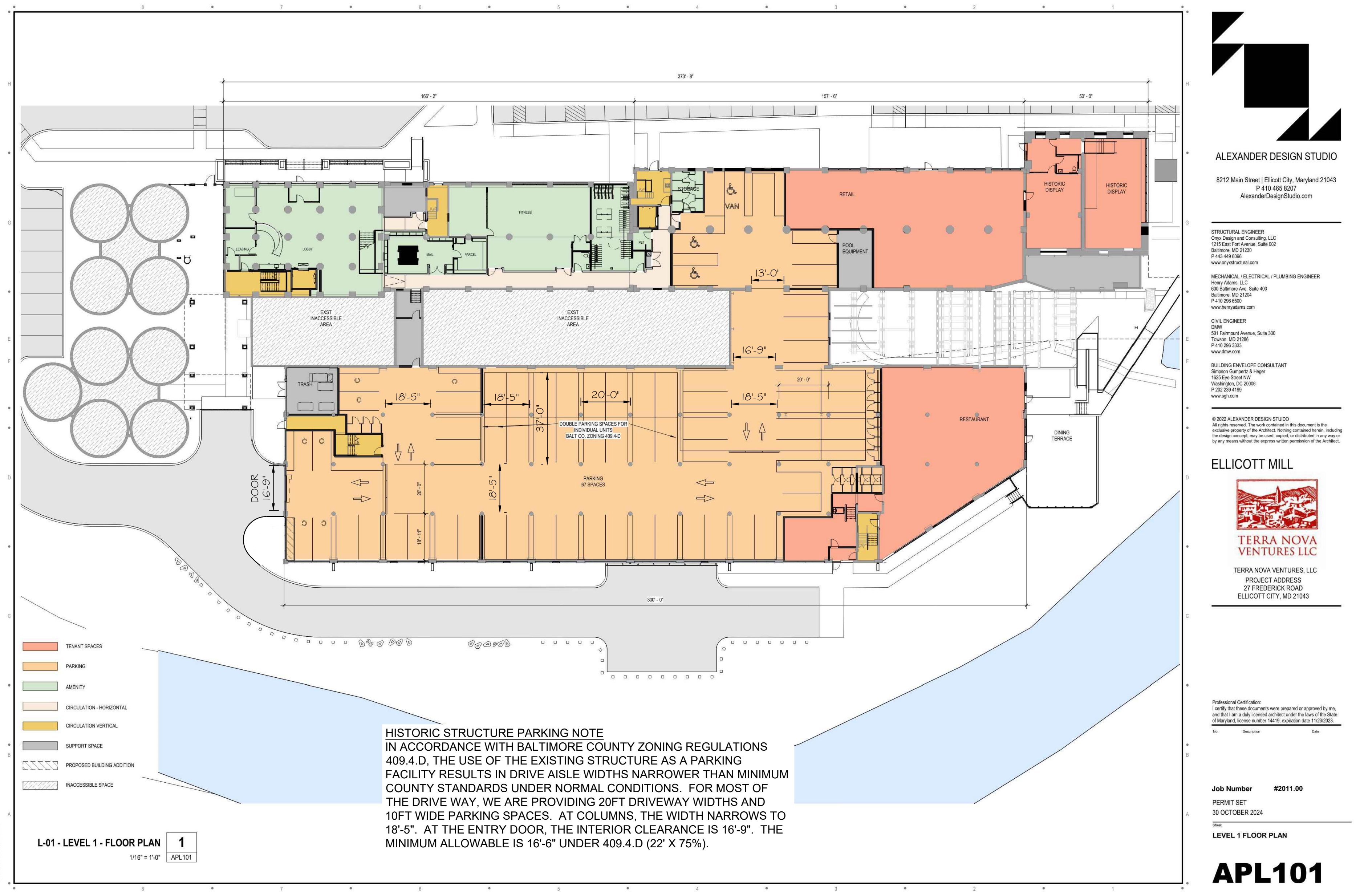
COMPANY NAME: DAFT MCCUNE WALKER, INC.
ENGINEER NAME: KRISTY M. BISCHOFF
ADDRESS: 501 FAIRMOUNT AVE. SUITE 300 TOWSON, MD 21286
PHONE NUMBER: 410 296 3333
E-MAIL: KBISCHOFF@DMW.COM

SEAL
KRISTY M. BISCHOFF
28823
2/4/25

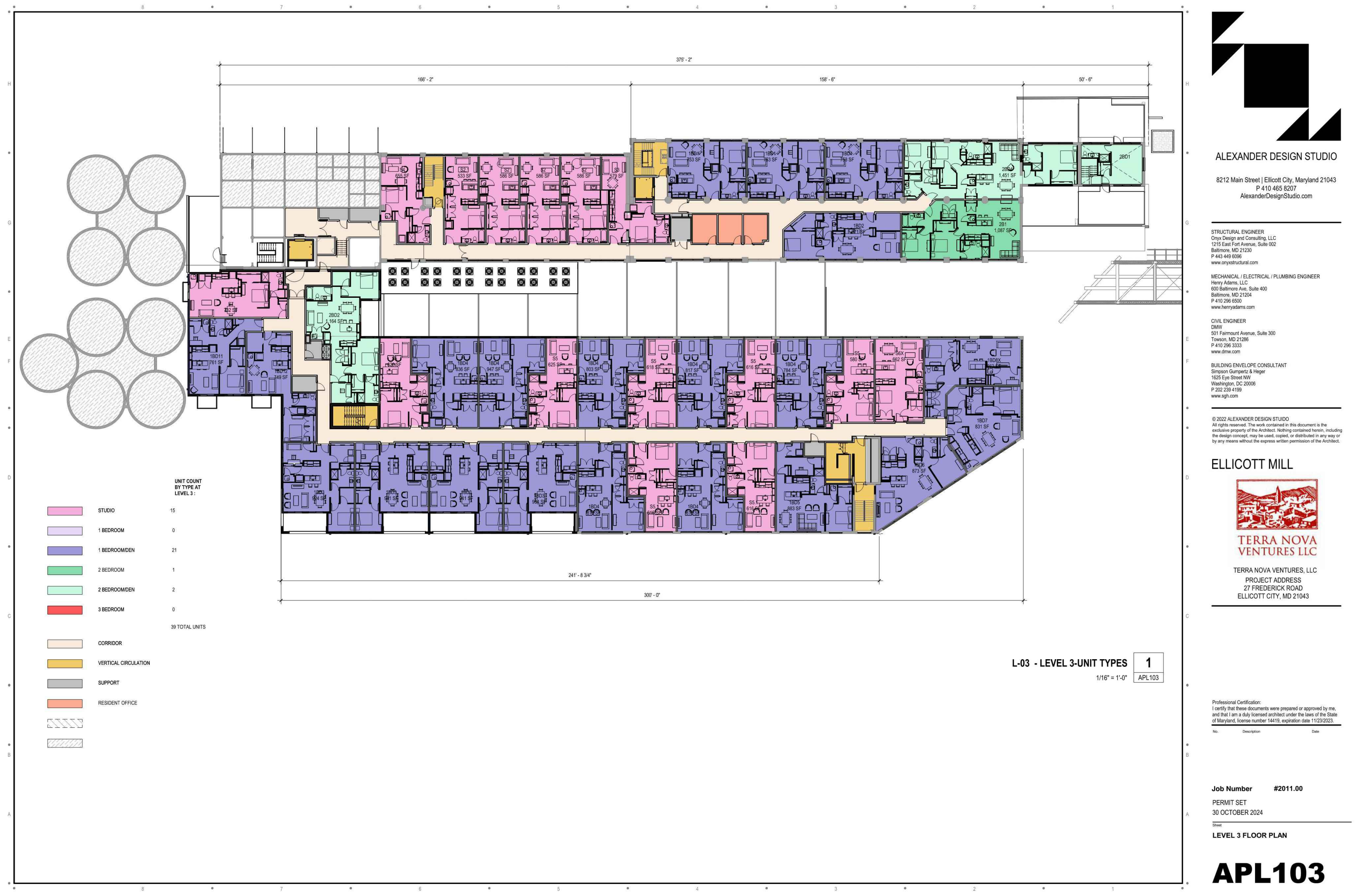
PROFESSIONAL CERTIFICATION

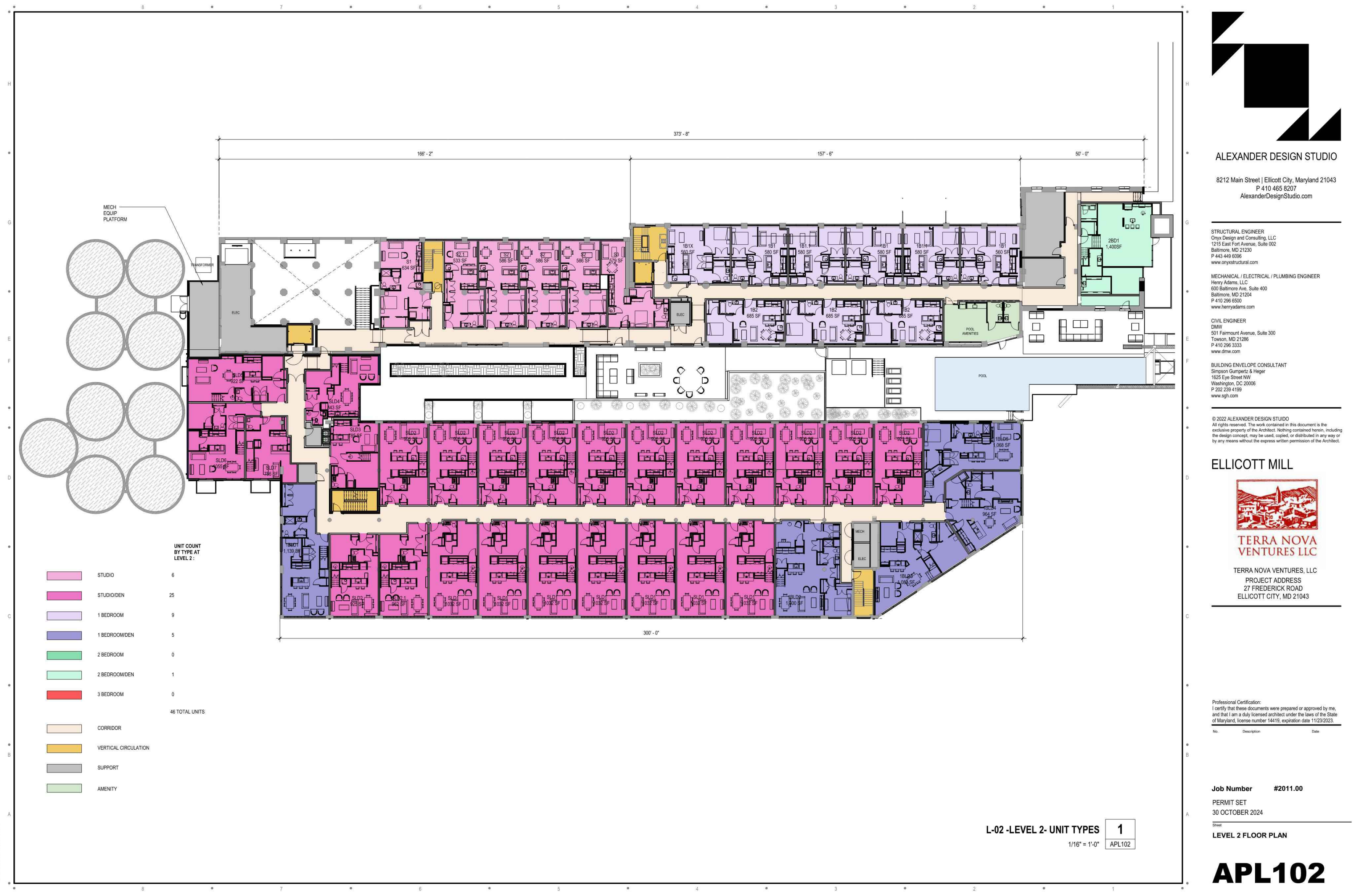
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

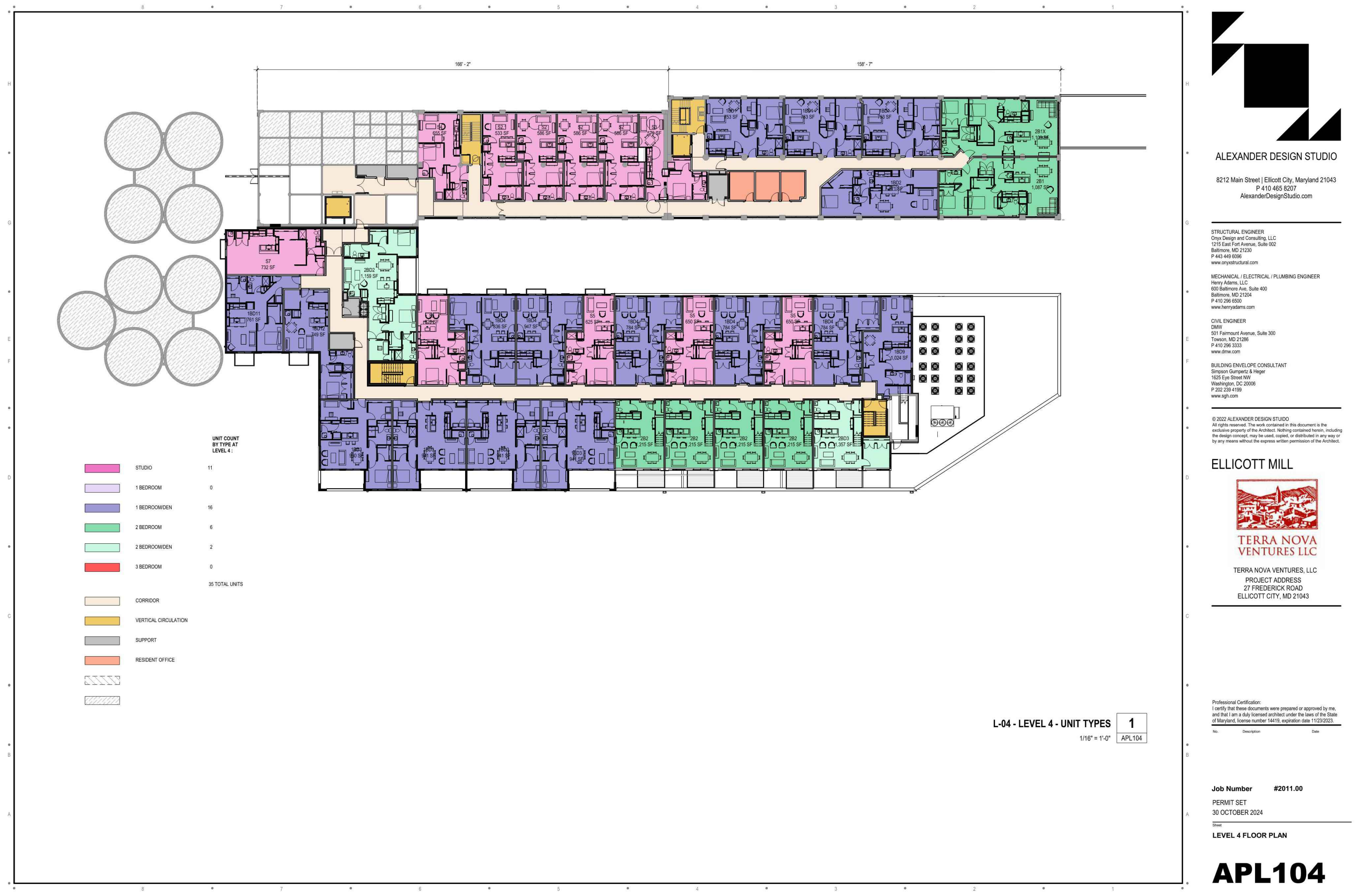
LICENSE NO. 28823,
EXPIRATION DATE: 01/07/26.


TENANT SPACES
PARKING
AMENITY
CIRCULATION - HORIZONTAL
CIRCULATION VERTICAL
SUPPORT SPACE
PROPOSED BUILDING ADDITION
INACCESSIBLE SPACE
L-01 - LEVEL 1 - FLOOR PLAN
1
1/16" = 1'-0"
APL101
10/31/2024 2:01:13 PM
ALEXANDER DESIGN STUDIO
8212 Main Street | Ellicott City, Maryland 21043
P 410 465 8207
AlexanderDesignStudio.com
STRUCTURAL ENGINEER
Onyx Design and Consulting, LLC
1215 East Fort Avenue, Suite 002
Baltimore, MD 21230
P 443 449 6096
www.onyxstructural.com
MECHANICAL / ELECTRICAL / PLUMBING ENGINEER
Henry Adams, LLC
600 Baltimore Ave, Suite 400
Baltimore, MD 21204
P 410 296 6500
www.henryadams.com
CIVIL ENGINEER
DMW
501 Fairmount Avenue, Suite 300
Towson, MD 21286
P 410 296 3333
www.dmw.com
BUILDING ENVELOPE CONSULTANT
Simpson Gumpertz & Heger
1625 Eye Street NW
Washington, DC 20006
P 202 239 4199
www.sgh.com
© 2022 ALEXANDER DESIGN STUDIO
All rights reserved. The work contained in this document is the exclusive property of the Architect. Nothing contained herein, including the design concept, may be used, copied, or distributed in any way or by any means without the express written permission of the Architect.
ELLICOTT MILL
TERRA NOVA VENTURES LLC
TERRA NOVA VENTURES, LLC
PROJECT ADDRESS
27 FREDERICK ROAD
ELLICOTT CITY, MD 21043
Professional Certification:
I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the State of Maryland, license number 14419, expiration date 11/23/2023.
No. Description Date
Job Number #2011.00
PERMIT SET
30 OCTOBER 2024
Sheet
LEVEL 1 FLOOR PLAN
APL101

HISTORIC STRUCTURE PARKING NOTE
IN ACCORDANCE WITH BALTIMORE COUNTY ZONING REGULATIONS 409.4.D, THE USE OF THE EXISTING STRUCTURE AS A PARKING FACILITY RESULTS IN DRIVE AISLE WIDTHS NARROWER THAN MINIMUM COUNTY STANDARDS UNDER NORMAL CONDITIONS. FOR MOST OF THE DRIVE WAY, WE ARE PROVIDING 20FT DRIVEWAY WIDTHS AND 10FT WIDE PARKING SPACES. AT COLUMNS, THE WIDTH NARROWS TO 18'-5". AT THE ENTRY DOOR, THE INTERIOR CLEARANCE IS 16'-9". THE MINIMUM ALLOWABLE IS 16'-6" UNDER 409.4.D (22' X 75%).

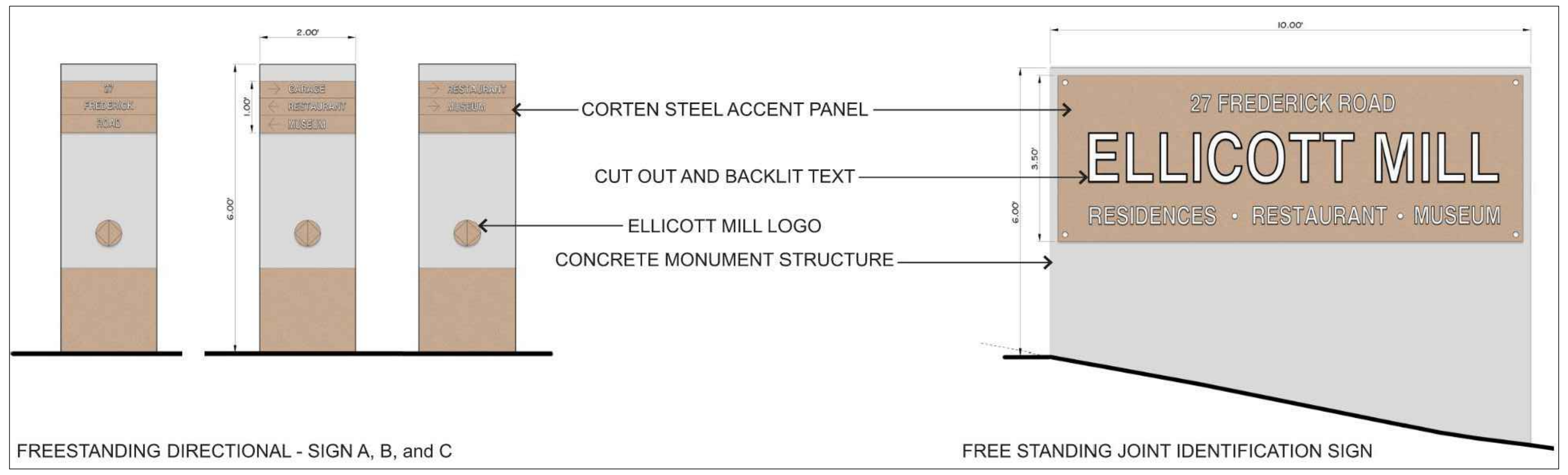

1BD11
761 SF
1BD12
749 SF
UNIT COUNT BY TYPE AT LEVEL 3 :
STUDIO 15
1 BEDROOM 0
1 BEDROOM/DEN 21
2 BEDROOM 1
2 BEDROOM/DEN 2
3 BEDROOM 0
39 TOTAL UNITS
CORRIDOR
VERTICAL CIRCULATION
SUPPORT
RESIDENT OFFICE
L-03 - LEVEL 3-UNIT TYPES
1
1/16" = 1'-0"
APL103
10/31/2024 2:01:25 PM
ALEXANDER DESIGN STUDIO
ELLICOTT MILL
TERRA NOVA VENTURES LLC
Job Number #2011.00
PERMIT SET
30 OCTOBER 2024
LEVEL 3 FLOOR PLAN
APL103

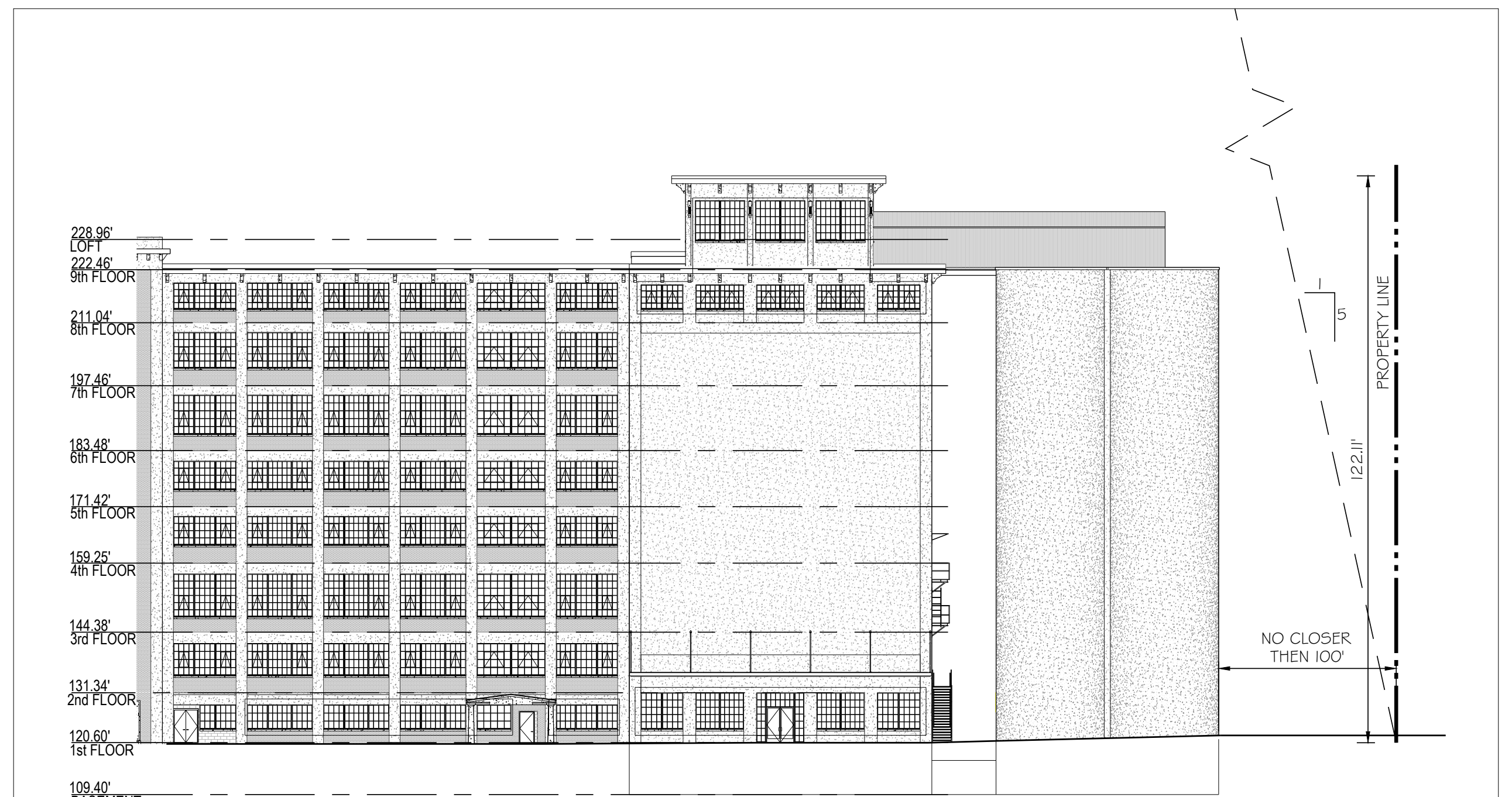

SLD6
SLD7
UNIT COUNT BY TYPE AT LEVEL 2 :
STUDIO 6
STUDIO/DEN 25
1 BEDROOM 9
1 BEDROOM/DEN 5
2 BEDROOM 0
2 BEDROOM/DEN 1
3 BEDROOM 0
46 TOTAL UNITS
CORRIDOR
VERTICAL CIRCULATION
SUPPORT
AMENITY
L-02 -LEVEL 2- UNIT TYPES
1
1/16" = 1'-0"
APL102
10/31/2024 2:01:20 PM
ALEXANDER DESIGN STUDIO
ELLICOTT MILL
TERRA NOVA VENTURES LLC
Job Number #2011.00
PERMIT SET
30 OCTOBER 2024
LEVEL 2 FLOOR PLAN
APL102


1BD11
761 SF
1BD12
749 SF
UNIT COUNT BY TYPE AT LEVEL 4 :
STUDIO 11
1 BEDROOM 0
1 BEDROOM/DEN 16
2 BEDROOM 6
2 BEDROOM/DEN 2
3 BEDROOM 0
35 TOTAL UNITS
CORRIDOR
VERTICAL CIRCULATION
SUPPORT
RESIDENT OFFICE
L-04 - LEVEL 4 - UNIT TYPES
1
1/16" = 1'-0"
APL104
ALEXANDER DESIGN STUDIO
ELLICOTT MILL
TERRA NOVA VENTURES LLC
Job Number #2011.00
PERMIT SET
30 OCTOBER 2024
LEVEL 4 FLOOR PLAN
APL104

DATA SOURCE:

1. EXISTING TOPOGRAPHIC, ROAD, STRUCTURE, BUILDINGS, AND FOREST INFORMATION SHOWN HEREON IS BASED UPON MAPPED INFORMATION IN ELECTRONIC FILE FORMAT FROM THE BALTIMORE COUNTY OFFICE OF INFORMATION TECHNOLOGY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 09/08/2020 & HOWARD COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 06/23/2016
2. THE BUILDINGS, UTILITIES, AND OTHER SURFACE FEATURES SHOWN ON THE PROPERTY ARE FROM AN ALTA SURVEY PREAPRED BY DMW, INC DATED 12/2019.
3. PROPERTY LINE(S) SHOWN HEREON ARE BASED UPON THE RESULTS OF A FIELD RUN SURVEY PERFORMED BY DMW, INC. IN 12/2019.
4. ZONING INFORMATION SHOWN HEREON IS PROVIDED BY BALTIMORE COUNTY HTTPS://BCGIS.BALTIMORECOUNTYMD.GOV/MY NEIGHBORHOOD/ EFFECTIVE 09/09/2020.
5. THE SOIL INFORMATION SHOWN HEREON IS FROM NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/ ACCESSED 09/08/2020.
6. FLOODPLAIN INFORMATION SHOWN HEREON WAS FURNISHED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) ON 09/25/2020.


27 FREDERICK ROAD
GARAGE
RESTAURANT
MUSEUM
RESTAURANT
MUSEUM
2.00'
1.00'
6.00'
CORTEN STEEL ACCENT PANEL
CUT OUT AND BACKLIT TEXT
ELLICOTT MILL LOGO
CONCRETE MONUMENT STRUCTURE
10.00'
3.50'
6.00'
27 FREDERICK ROAD
ELLICOTT MILL
RESIDENCES • RESTAURANT • MUSEUM
FREESTANDING DIRECTIONAL - SIGN A, B, and C
FREE STANDING JOINT IDENTIFICATION SIGN


228.96' LOFT
222.46' 9th FLOOR
211.04' 8th FLOOR
197.46' 7th FLOOR
183.48' 6th FLOOR
171.42' 5th FLOOR
159.25' 4th FLOOR
144.38' 3rd FLOOR
131.34' 2nd FLOOR
120.60' 1st FLOOR
109.40' BASEMENT
1
5
PROPERTY LINE
122.11'
NO CLOSER THEN 100'

BUILDING OF TALLEST ELEVATION DETAIL
(WITH HEIGHT-TENT)
NTS

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM (MCS)
HORIZ - NAD 83/2011, VERT. - NAVD 88

DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

ARCHITECTURAL INFORMATION
1ST AMENDED DEVELOPMENT PLAN
ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

MAJ-2021-00002
PAI #01-0616

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

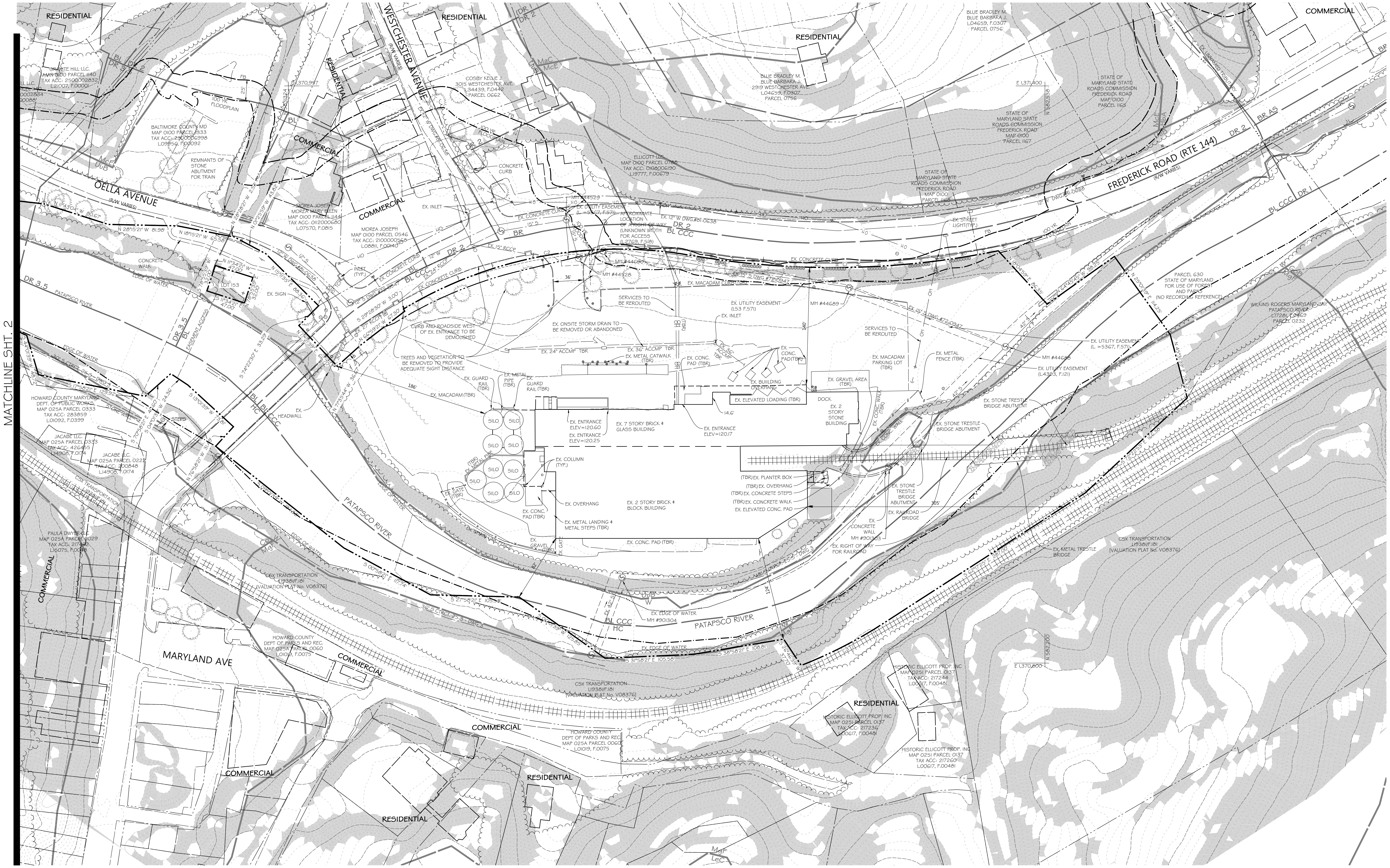
DATE	BY	REVISIONS

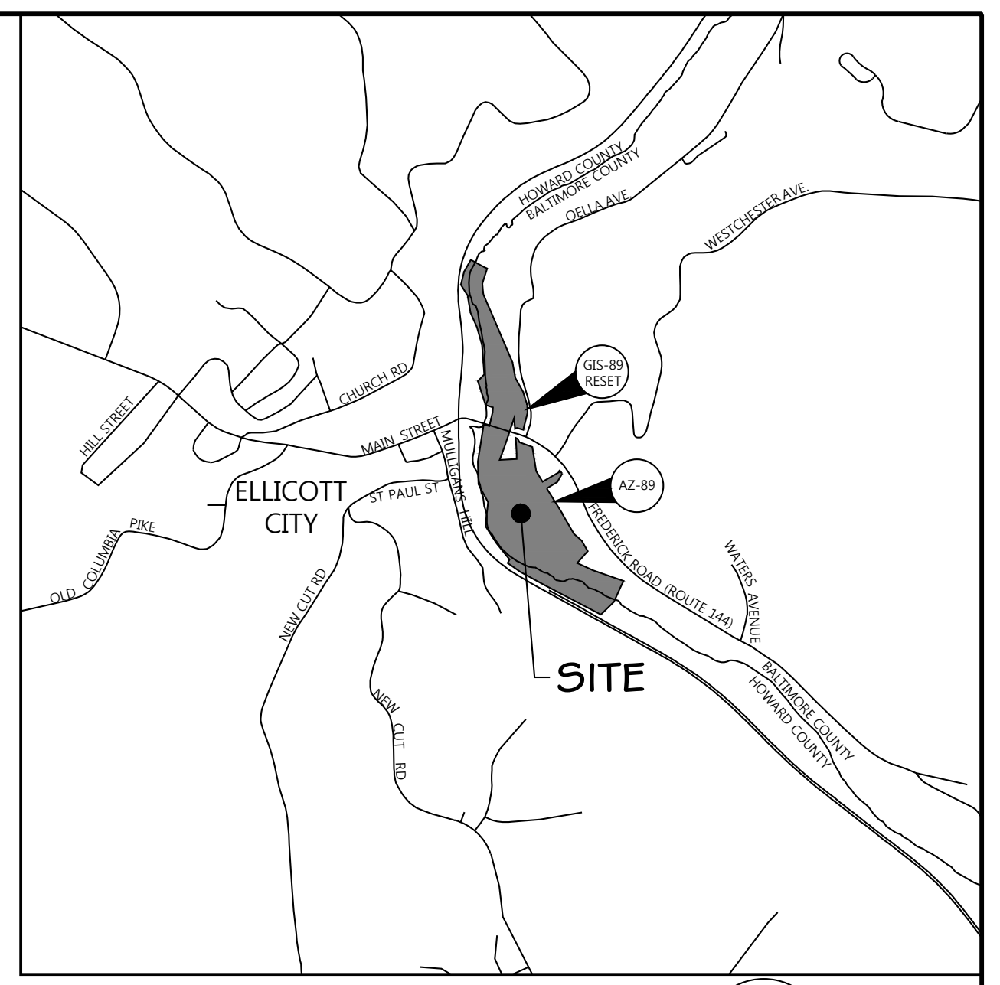
ISSUE DATES
REVIEW: 2/4/2025
BID:
PERMIT:
CONSTRUCTION:
BASE: AL
DRAWN: AL
DESIGNED: MAW
CHECKED BY: KMB
DATE CHECKED:
SCALE: N/A
PROJECT NO: 17046.B0
DRAWING:
6 of 6

Development Plan Approved

Approved plan not available at this time

Development Plan Submitted





VICINITY MAP

SCALE: 1" = 1,000'

BENCHMARKS:

NAME:	NORTHING:	EASTING:	ELEV:
GIS-89 RESET	583222.79	1370771.67	125.44
AZ-89	582859.79	1370996.40	127.89

SITE DATA

OWNER:	WILKINS ROGERS MD INC. 27 FREDERICK RD. ELLICOTT CITY, MD 21043-4709
DEVELOPER:	TERRA NOVA VENTURES, LLC. ATTN: DAVID TUFARO 1817 THAMES ST. BALTIMORE, MD 21231
APPLICATION/PLAN: PREPARED BY:	DMW KRISTY BISCHOFF 501 FAIRMOUNT AVE SUITE 300 TOWSON MD, 21286
NET SITE AREA:	11.81± A.C. (INCLUDING WATERS OF THE US)
TAX MAP:	0100
PARCEL:	0788
DEED REFERENCE:	38322 / 00285
TAX ACCOUNT:	0108006194
ZONING:	BL-CCC, BL, DR 3.5, BM
COUNCILMANIC DISTRICT:	1
ELECTION DISTRICT:	1
CENSUS TRACT:	4014
WATERSHED:	PATAPSCO
GROWTH TIER:	1
SCHOOLS	
ELEMENTARY:	WESTCHESTER ES
MIDDLE:	CATONSVILLE MS
HIGH:	CATONSVILLE HS

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- EX. MAJOR CONTOUR (120)
- EX. MINOR CONTOUR (118)
- EX. BUILDING
- EX. ROAD
- EX. CURB
- EX. SIDEWALK
- EX. CHAINLINK FENCE
- EX. RAILROAD
- STREAM CENTERLINE
- STREAM EDGE
- SOILS (UuB / W)
- ZONES (DR 2 / DR 1)
- EX. ELECTRIC (E)
- EX. OVERHEAD LINE (OH)
- EX. WATER LINE
- EX. GAS LINE (G)
- EX. STORM DRAIN
- EX. SEWER LINE
- ▨ STEEP SLOPES ≥ 25%
- APPROVED FOREST BUFFER LIMITS (FB)
- 100 YR FLOODPLAIN
- EX. GRAVEL PATH
- EX. TREE LINE
- EX. TREE

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	21°28'24"	984.93'	369.13'	N 30°14'56" W	366.98'	186.76'
C2	41°00'46"	496.83'	355.64'	N 40°01'07" W	348.09'	185.82'
C3	11°30'02"	540.10'	108.41'	S 56°32'24" E	108.23'	54.39'

DELINQUENT ACCOUNTS CERTIFICATION

I, David F. Tufaro, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT, A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT, OR A PERSON WHO WILL PERFORM CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPMENT.

David F. Tufaro Sept. 14, 2021
SIGNATURE OWNER/DEVELOPER DATE

DATA SOURCE:

1. EXISTING TOPOGRAPHIC, ROAD, STRUCTURE, BUILDINGS, AND FOREST INFORMATION SHOWN HEREON IS BASED UPON MAPPED INFORMATION IN ELECTRONIC FILE FORMAT FROM THE BALTIMORE COUNTY OFFICE OF INFORMATION TECHNOLOGY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 09/08/2020 & HOWARD COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 06/23/2016
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3. PROPERTY LINE(S) SHOWN HEREON ARE BASED UPON THE RESULTS OF A FIELD RUN SURVEY PERFORMED BY DMW, INC. IN 12/2019.
4. ZONING INFORMATION SHOWN HEREON IS PROVIDED BY BALTIMORE COUNTY HTTPS://BCGIS.BALTIMORECOUNTYMD.GOV/MY NEIGHBORHOOD/ EFFECTIVE 09/09/2020.
5. THE SOIL INFORMATION SHOWN HEREON IS FROM NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/ ACCESSED 09/08/2020.
6. FLOODPLAIN INFORMATION SHOWN HEREON WAS FURNISHED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) ON 09/25/2020.

50 0 50 100
SCALE: 1" = 50'

SITE NOTES

1. PURSUANT TO SECTION 4A02 (BCZR), THE BASIC SERVICES MAPS FOR BALTIMORE COUNTY INDICATE THE FOLLOWING:
   THE SITE IS NOT LOCATED IN ANY WATER SUPPLY DEFICIENT AREA.
   THE SITE IS NOT LOCATED IN ANY SEWERAGE DEFICIENT AREA.
2. "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA. THE INTERSECTION OF FREDERICK ROAD AND S. ROLLING ROAD IS IDENTIFIED AS A "F" LEVEL OF SERVICE INTERSECTION ON THE 2018 BASIC SERVICES TRANSPORTATION MAP.
3. ALL UNITS ARE FOR RENT.
4. THE FINAL LANDSCAPE PLAN MUST BE APPROVED BY PERMITS, APPROVALS AND INSPECTIONS PRIOR TO BUILDING PERMIT ISSUANCE.
5. OFF STREET PARKING AREAS AND DRIVE ISLES SHALL BE PAVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 409, BCZR AND THE POLICY MANUAL.
6. ALL DRAINAGE AND UTILITY EASEMENTS SHALL BE DEDICATED AND GRANTED AT NO COST TO BALTIMORE COUNTY, MARYLAND.
7. THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN EXISTING UNDERGROUND FUEL TANKS OR CHEMICAL STORAGE TANKS ON OR WITHIN 100 FEET OF THE DEVELOPMENT SITE. HOWEVER, IF THEY ARE FOUND ON-SITE, TANKS WILL BE REMOVED BY A LICENSED CONTRACTOR PRIOR TO GRADING.
9. THE SUBJECT PROPERTY IS WITHIN THE ELLICOTT'S MILL HISTORIC DISTRICT (BA-2209) AS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES INVENTORY AND MARYLAND INVENTORY OF HISTORIC PROPERTY (MHIP): THE PROPERTY IS ALSO LISTED ON THE MARYLAND HISTORIC TRUST AS THE WILKENS-RODGERS MILL (PATAPSCO FLOURING MILLS / BA-2570).
10. PUBLIC WATER AND SEWER SERVICES ARE AVAILABLE TO THE SITE.
11. SIGNAGE: ALL SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR AND ALL ZONING SIGN POLICIES AND BE SUBMITTED TO THE DEPARTMENT OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO APPLYING FOR PERMIT.
12. THE ENTIRE PROPERTY IS PREDOMINATLEY SOIL TYPE VuB WITH SOME W.
13. THE MINIMUM PROVIDED AMENITY OPEN SPACE (AOS) RATIO WILL BE 0.2 (AS REQUIRED FOR THE BL-CCC ZONE/DISTRICT) UNLESS APPROVED BY A ZONING VARIANCE.
14. MAILBOXES SHALL BE LOCATED IN THE MAIN LOBBY.
15. ANY PROPOSED HIGHWAY WIDENING AREA AND EASEMENT FOR ACCESS DRAINAGE AND UTILITIES, REVERSIBLE SLOPES, STORMWATER FACILITIES, FOREST BUFFERS AND FOREST CONSERVATION AREAS. FOREST CONSERVATION AREAS, AND FLOODPLAINS WILL BE CONVERTED TO BALTIMORE COUNTY AFTER THE RELOCATION OF THE RECORD OR RIGHT-OF-WAY PLATS AND PRIOR TO COMPLETION OF THE PROJECT CLOSE-OUT PROCESS.
16. THE SITE IS NOT SUBJECTED TO RESIDENTIAL TRANSITION AREA (RTA) REQUIREMENTS.
17. A SPECIAL HEARING WILL BE REQUESTED, PURSUANT TO SECTION 500.7, BCZR, TO APPROVE A WAIVER FOR AN EXISTING BUILDING, PARKING LOT, OTHER STRUCTURES, AND PROPOSED IMPROVEMENTS AND RENOVATIONS, ALL WITHIN A RIVERINE FLOODPLAIN.

ZONING HISTORY

1961-5381-XA - SPECIAL EXEMPTION FOR A SERVICE STATION + ZONING VARIANCE FOR A 0' SIDE YARD SETBACK GRANTED BY THE ZONING COMMISSIONER ON OCTOBER 25, 1961.

OPEN SPACE PROPOSAL

OPEN SPACE TYPE	ACRES
OPEN SPACE	2.95±
100 YEAR FLOOD PLAIN	
AMENITY AREAS	0.85±
TRAILS AND CONNECTORS	
OTHER	
TOTAL PROVIDED	4.16±
PROPOSED OWNERSHIP	PRIVATE

UNDEVELOPED AREAS	ACRES
STORM WATER MANAGEMENT	0.33
HOA/COA AREAS	N/A
OTHER (FB&FCE)	6.45±
TOTAL PROVIDED	6.78±

OPEN SPACE REQUIRED:

190 UNITS x 1,000 SF = 190,000 SF OR 4.36± AC.

AMENITY OPEN SPACE

REQUIRED: AGFA X 0.2 = 242,786.90 x 0.2 = 48,557.40 SF
PROVIDED ON-SITE: 37,002.44 SF
PROVIDED WITHIN BUILDING FOOTPRINT: 22,076.80 SF
TOTAL PROVIDED 59,079.24 SF (0.243 RATIO PROVIDED)

SITE DEVELOPMENT PROPOSAL

USE	PROPOSED UNITS	SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED	AVERAGE DAILY TRIPS
APARTMENT	190	148,823	262*		760
RESTAURANT	N/A	6,199	100		601
MUSEUM	N/A	2,490	9		448
RETAIL	N/A	5,334	27		272
TOTAL	190	162,846	398	295 **	2,081

** 63 GARAGE SPACES, 232 SITE SPACES (295 TOTAL PARKING SPACES)

*REQUIRED PARKING (RESIDENTIAL):

101 STUDIO UNITS = 101 x 1.25 sp = 126.25 SPACES
61-1BR UNITS = 61 x 1.5 sp = 91.5 SPACES
11-1 BR UNITS (W/DEN OVER 100 SQ FT) = 11 x 1.5 sp = 16.5 SPACES
14-2 BR UNITS = 14 x 1.5 sp = 21 SPACES
2-2BR UNITS (W/DEN OVER 100 SQ FT) = 2 x 2 sp = 4 SPACES
1-3BR UNIT = 1 x 2 sp = 2 SPACES

TOTAL RESIDENTIAL PARKING SPACES REQUIRED = 262

REQUIRED PARKING (COMMERCIAL):

RESTAURANT = 6,199 GROSS FLOOR AREA @ 16 sp/1,000 SQ FT = 100 SPACES
RETAIL = 5,334 GROSS FLOOR AREA @ 5 sp/1,000 SQ FT = 27 SPACES
MUSEUM = 2,490 GROSS FLOOR AREA @ 3.3 sp/1,000 SQ FT = 9 SPACES

TOTAL COMMERCIAL PARKING SPACES REQUIRD = 136

TOTAL PARKING SPACES REQUIRED = 398
TOTAL PARKING SPACES PROVIDED = 295*

IF NECESSARY, A PARKING VARIANCE AND/OR SPECIAL HEARING WILL BE APPLIED FOR TO PERMIT 295 PARKING SPACES IN LIEU OF 398 AND/OR TO APPROVE A MODIFIED PARKING PLAN.

FLOOR AREA RATIO:

MAXIMUM: 4.0
TOTAL ADJUSTED GROSS FLOOR AREA / GROSS SITE AREA
242,787 / 514,443 = .47
(IF HOWARD COUNTY LAND NOT CONSIDERED FAR IS .64

DEDICATION TABLE

THE FOLLOWING RIGHTS OF WAY ARE TO BE CONVEYED TO BALTIMORE COUNTY BY THE DEVELOPER/ OWNER OF THIS PROPERTY AS A CONDITION OF APPROVAL OF THESE PLANS.

LABEL	TYPE OF CONVEYANCE	NO.	TOTAL AREA* (AC.)
A	STORMWATER MANAGEMENT EASEMENT	2	0.12
B	FOREST BUFFER & FOREST CONSERVATION EASEMENT	1	0.96
C	SIGHT LINE EASEMENT	2	0.03
D	HIGHWAY WIDENING	1	0.06
E	FLOODPLAIN EASEMENT		
F	DRAINAGE AND UTILITY EASEMENT	1	0.13

***NOTE**: DURING THE PROCESSING OF DEVELOPMENT PLANS AND PRIOR TO FINAL DEVELOPMENT PLAN (FDP) SUBMITTAL, TOTAL AREAS SHOWN IN THIS TABLE MAY BE APPROXIMATE.

SITE DATA

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

ZONE	ACRES	DWELLING UNITS ALLOWED	UNITS PROPOSED
BL-CCC	7.02±	UNLIMITED	190
BL	0.41±	0.4 ^	0
DR-3.5	0.57±	2	0
BM	0.61±	0.6 ^	0
HC	3.20±	N/A	N/A

^ DR 1 USED FOR BUSINESS ZONE DENSITY BUT NOT UTILIZED SINCE DENSITY IS UNLIMITED WITH BL-CCC ZONE / DISTRICT
EXISTING USE IS VACANT BUILDING

PROPOSED RESIDENTIAL DENSITY:

101 STUDIO UNITS x .50 du = 50.5 Density Units
61-1BR UNITS x .75 du = 45.75 Density Units
11-1BR UNITS (W/DEN OVER 100 SQ FT) x 1.00 du = 11 Density Units
14-2BR UNITS x 1.00 du = 14 Density Units
2-2BR UNITS (W/DEN OVER 100 SQ FT) x 1.50 du = 3 Density Units
1-3BR UNIT x 1.50 du = 1.50 Density Units

TOTAL 190 APARTMENT UNITS / 125.75 DENSITY UNITS

STEEP SLOPE NOTE:

THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPE AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR THE SOIL EROSION AND SEDIMENT CONTROL.

DEMOLITION NOTE

UNLESS OTHERWISE NOTED, ALL FEATURES WITHIN THIS PLAN ARE PROPOSED TO REMAIN OR TO BE REHABILITATED. EXISTING FEATURES SLATED FOR REMOVAL ARE DESIGNATED WITH "TBR" (TO BE REMOVED).

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. 28823 , EXPIRATION DATE: 01-07-2022.

DESIGN AND DRAWING BASED ON MARYLAND
COORDINATGE SYSTEM (MCS)
HORIZ - NAD 83.91, VERT. - NAVD 88

DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SITE CONSTRAINTS DEVELOPMENT PLAN

ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT

MAJ-2021-00002
PAI #01-0616

BALTIMORE COUNTY, MARYLAND

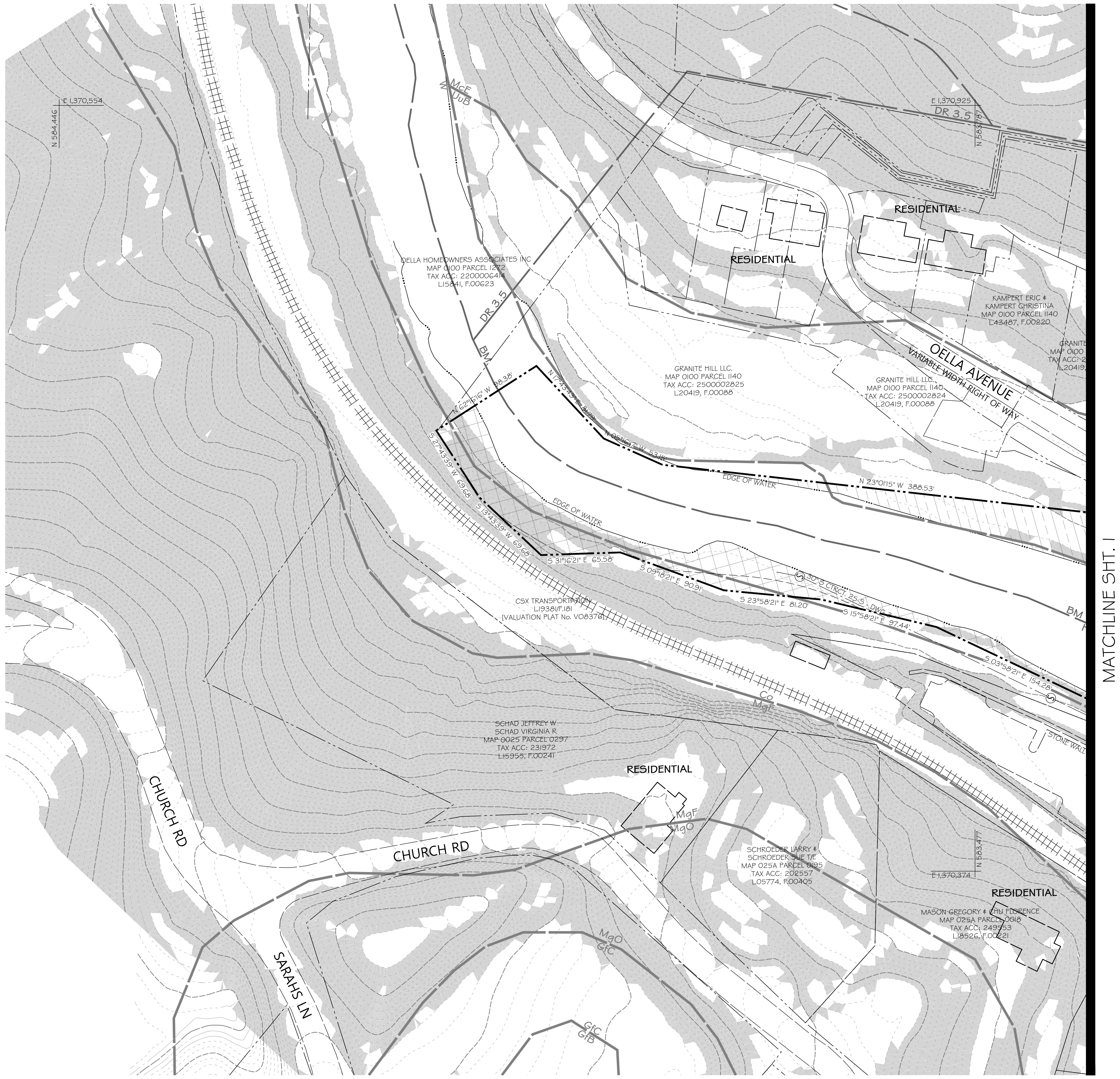
MCS

SEAL
KRISTY BISCHOFF
NO. 28823
9/16/21

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	09/07/2021
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	AL
DRAWN:	AL
DESIGNED:	MAW
CHECKED BY:	KMB
DATE CHECKED:	
SCALE:	1"=50'
PROJECT NO:	17046.B0
DRAWING:	1 of 6


E 1,370,554
N 584,446
McE
W
UuB
OELLA HOMEOWNERS ASSOCIATES INC
MAP 0100 PARCEL 1272
TAX ACC: 2200006414
L.15841, F.00623
DR 3.5
BM
E 1,370,925
DR 3.5
N 583,787
RESIDENTIAL
RESIDENTIAL
KAMPERT ERIC &
KAMPERT CHRISTINA
MAP 0100 PARCEL 1140
L.43487, F.00220
GRANITE HILL LLC.
MAP 0100 PARCEL 1140
TAX ACC: 2500002825
L.20419, F.00088
GRANITE HILL LLC.
MAP 0100 PARCEL 1140
TAX ACC: 2500002824
L.20419, F.00088
OELLA AVENUE
VARIABLE WIDTH RIGHT OF WAY
N 62°16'16" W 98.38'
N 17°43'43" E 81.79'
N 05°16'17" W 53.15'
N 23°01'15" W 388.53'
EDGE OF WATER
EDGE OF WATER
S 27°43'39" W 69.68'
S 13°43'39" W 69.68'
S 31°16'21" E 65.58'
S 09°18'21" E 90.91'
S 23°58'21" E 81.20'
S 15°58'21" E 97.44'
S 03°58'21" E 154.28'
30" S CTRCT. 25-S DWG 3
BM
CSX TRANSPORTATION
L.19381/F.181
[VALUATION PLAT No. V08376]
STONE WALL
Co
MgF
SCHAD JEFFREY W
SCHAD VIRGINIA R
MAP 0025 PARCEL 0297
TAX ACC: 231972
L.15955, F.00241
RESIDENTIAL
MgF
MgO
CHURCH RD
CHURCH RD
SARAHS LN
SCHROEDER LARRY &
SCHROEDER SUE T/E
MAP 025A PARCEL 0195
TAX ACC: 202557
L.05774, F.00405
N 583,477
E 1,370,374
RESIDENTIAL
MASON GREGORY & CHU FLORENCE
MAP 025A PARCEL 0018
TAX ACC: 249553
L.18526, F.00221
MgO
GfC
GfC
GfB
MATCHLINE SHT. 1

50 0 50 100
SCALE: 1" = 50'

DEMOLITION NOTE

NO EXISTING FEATURES IN THIS PLAN ARE PROPOSED TO BE REMOVED OR MODIFIED.

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- 120 EX. MAJOR CONTOUR
- 118 EX. MINOR CONTOUR
- EX. BUILDING
- EX. ROAD
- EX. CURB
- EX. SIDEWALK
- EX. CHAINLINK FENCE
- EX. RAILROAD
- STREAM CENTERLINE
- STREAM EDGE
- UuB / W SOILS
- DR 2 / DR 1 ZONES
- E EX. ELECTRIC
- OH EX. OVERHEAD LINE
- EX. WATER LINE
- G EX. GAS LINE
- EX. STORM DRAIN
- EX. SEWER LINE
- STEEP SLOPES ≥ 25%
- FB APPROVED FOREST BUFFER LIMITS
- 100 YR FLOODPLAIN
- EX. GRAVEL PATH
- EX. TREE LINE
- EX. TREE
- BALTIMORE COUNTY OPEN SPACE
- HOWARD COUNTY OPEN SPACE

ENVIRONMENTAL INFORMATION

EXISTING	NOT EXISTING	FIELD DELINEATED	FIELD VERIFIED	
X			X	TOPOGRAPHY AND STREET GRADES (MIN 5 FOOD CONTOUR APPROPRIATELY LABELS)
X			X	SLOPES GREATER THAN 25%
X			X	100 YEAR FLOODPLAIN
X			X	SOILS MAPPED ACCORDING TO SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
X			X	STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FEET OF SITE DOUNDARIES
	X		X	WETLANDS
X				FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS
X		X	X	LAND COVER ON AND WITHIN 200 FEET OF SITE
	X		X	SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES
	X		X	WELLS ON SITE AND WITHIN 100 FEET OF SITE
	X		X	SEPTIC ON SITE AND WITHIN 100 FEET OF SITE
	X			UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FEET OF SITE
	X			SOIL EVALUATION TESTS (PERC TESTS) PERFORMED: YES ___ NO _X_ DATE
				SITE WITHIN 500 FEET OF MAJOR HIGHWAY: YES ___ NO _X_ **IF YES, NOISE ASSESSMENT REQUIRED**

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	
X		LOCATION OF EXISTING BUILDING WITHIN 200 FT. OF SITE BOUNDARIES
X		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES
X		DESIGNATED HISTORIC SITES
	X	DESIGNATED ARCHEOLOGICAL SITES
X		SIGNIFICANT VIEWS
	X	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETSCAPES, ETC.)
X		LAND USE ON AND WITHIN 200FT. OF SITE
X		ROADS RIGHTS-OF-WAY AND EASEMENTS

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	IN CONFORMANCE	
X		X	BALTIMORE COUNTY MASTER PLAN 2020
	X	X	COMMUNITY OR REVITALIZATION PLANS
X		X	RECREATION AND PARKS PLAN
	X		STREETSCAPE PLAN
X		X	GREENWAYS PLAN
X		X	WESTERN BALTIMORE COUNTY PEDESTRIAN AND BICYCLE PLAN

PROFESSIONAL CERTIFICATION

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LICENSE NO. 28823 , EXPIRATION DATE: 01-07-2022.

DESIGN AND DRAWING BASED ON MARYLAND
COORDINATGE SYSTEM (MCS)
HORIZ - NAD 83.91, VERT. - NAVD 88

DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SITE CONSTRAINTS DEVELOPMENT PLAN
ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT

MAJ-2021-00002
PAI #01-0616

BALTIMORE COUNTY, MARYLAND

MCS

SEAL

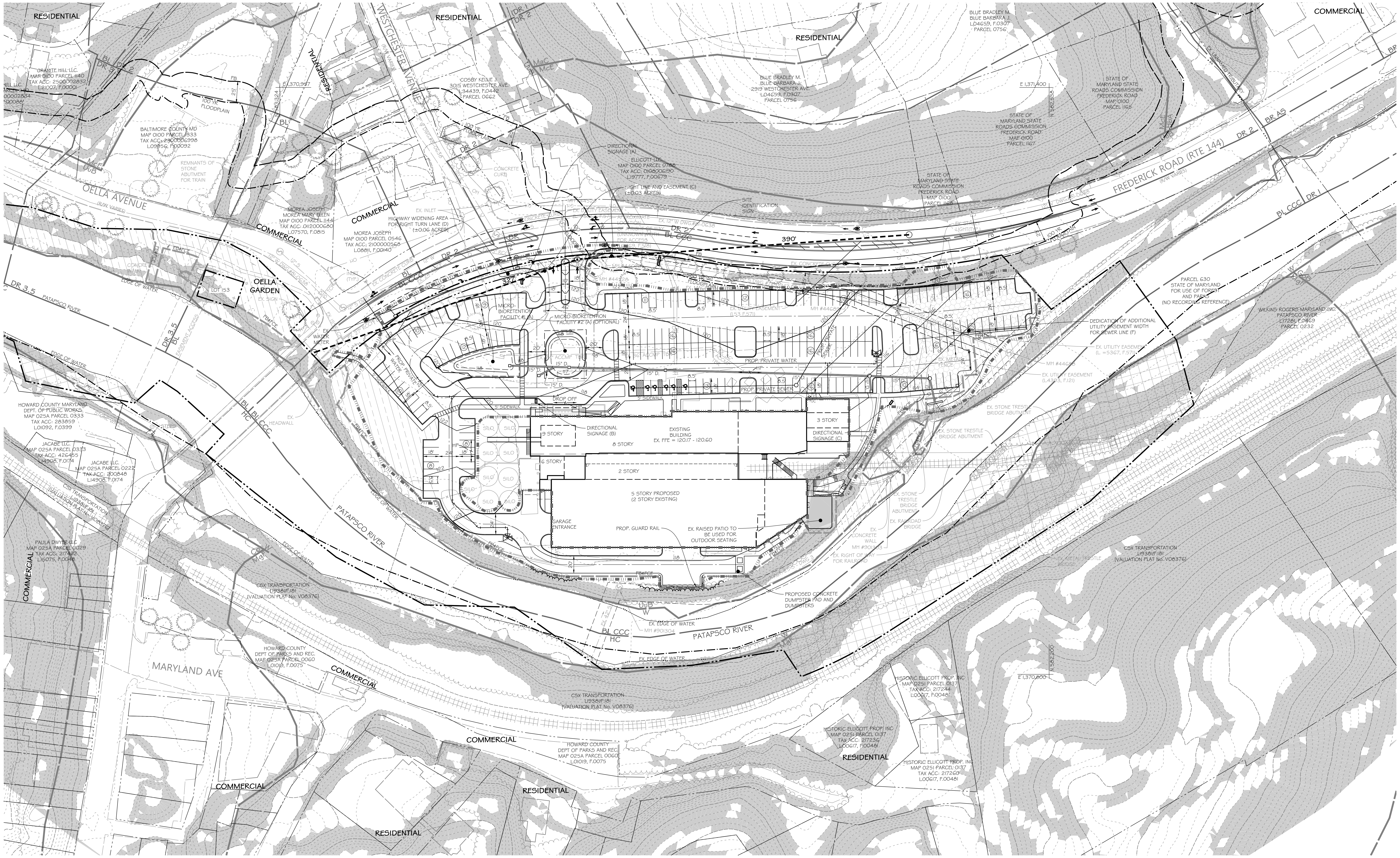
KRISTY BISCHOFF
NO. 28823
9/16/21

DATE	BY	REVISIONS

ISSUE DATES

REVIEW: 09/07/2021
BID: ___
PERMIT: ___
CONSTRUCTION: ___
BASE: AL
DRAWN: AL
DESIGNED: MAW
CHECKED BY: KMB
DATE CHECKED: ___
SCALE: 1"=50'
PROJECT NO: 17046.B0
DRAWING:

2 of 6


RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
RESIDENTIAL
WESTCHESTER AVENUE
(R/W VARIES)
OELLA AVENUE
(R/W VARIES)
FREDERICK ROAD (RTE 144)
PATAPSCO RIVER
PATAPSCO RIVER
MARYLAND AVE
OELLA GARDEN
LOT 153
GRANITE HILL LLC.
MAP 0100 PARCEL 1140
TAX ACC: 2500002832
L.21007, F.00001
BALTIMORE COUNTY MD
MAP 0100 PARCEL 1333
TAX ACC: 2300006998
L.09956, F.00092
REMNANTS OF STONE ABUTMENT FOR TRAIN
100 YR FLOODPLAIN
E 1,370,957
N 583,324
COSBY KELLIE J.
3015 WESTCHESTER AVE.
L.34439, F.0442
PARCEL 0662
MOREA JOSEPH
MOREA MARY ELLEN
MAP 0100 PARCEL 1144
TAX ACC: 0112000680
L.07570, F.0815
MOREA JOSEPH
MAP 0100 PARCEL 0546
TAX ACC: 2100000568
L.08811, F.00140
HIGHWAY WIDENING AREA FOR RIGHT TURN LANE (D) (±0.06 ACRES)
EX. INLET
BLUE BRADLEY M.
BLUE BARBARA J.
2919 WESTCHESTER AVE.
L.04659, F.0307
PARCEL 0756
BLUE BRADLEY M.
BLUE BARBARA J.
L.04659, F.0307
PARCEL 0756
E 1,371,400
N 582,538
STATE OF MARYLAND STATE ROADS COMMISSION FREDERICK ROAD MAP 0100 PARCEL 1165
STATE OF MARYLAND STATE ROADS COMMISSION FREDERICK ROAD MAP 0100 PARCEL 1167
STATE OF MARYLAND STATE ROADS COMMISSION FREDERICK ROAD MAP 0100 PARCEL 1168
DIRECTIONAL SIGNAGE (A)
ELLICOTT LLC.
MAP 0100 PARCEL 0788
TAX ACC: 0108006190
L19777, F.00679
SIGHT LINE AND EASEMENT (C) (±0.03 ACRES)
SITE IDENTIFICATION SIGN
390'
327'
MICRO-BIORETENTION FACILITY #1 (A)
MICRO-BIORETENTION FACILITY #2 (A) (OPTIONAL)
PROP. PRIVATE WATER
PROP. PRIVATE SEWER
DROP OFF
5' SIDEWALK
PARCEL 630
STATE OF MARYLAND
FOR USE OF FOREST AND PARKS
(NO RECORDING REFERENCE)
WILKINS ROGERS MARYLAND INC.
PATAPSCO RIVER
L17281, F.0469
PARCEL 0232
DEDICATION OF ADDITIONAL UTILITY EASEMENT WIDTH FOR SEWER LINE (F)
EX. UTILITY EASEMENT (L =5367, F.571)
EX. UTILITY EASEMENT (L4393, F.121)
EX. STONE TRESTLE BRIDGE ABUTMENT
EXISTING BUILDING
EX. FFE = 120.17 - 120.60
9 STORY
8 STORY
6 STORY
3 STORY
2 STORY
DIRECTIONAL SIGNAGE (B)
DIRECTIONAL SIGNAGE (C)
SILO
5 STORY PROPOSED
(2 STORY EXISTING)
GARAGE ENTRANCE
PROP. GUARD RAIL
EX. RAISED PATIO TO BE USED FOR OUTDOOR SEATING
PROPOSED CONCRETE DUMPSTER PAD AND DUMPSTERS
EX. RAILROAD BRIDGE
EX. CONCRETE WALL
EX. RIGHT OF WAY FOR RAILROAD
EX. METAL TRESTLE BRIDGE
EX. EDGE OF WATER
CSX TRANSPORTATION
L19381/F.181
[VALUATION PLAT No. V08376]
HOWARD COUNTY MARYLAND
DEPT. OF PUBLIC WORKS
MAP 025A PARCEL 0333
TAX ACC: 283859
L.01092, F.0399
HOWARD COUNTY
DEPT OF PARKS AND REC.
MAP 025A PARCEL 0060
L.01019, F.0075
HISTORIC ELLICOTT PROP. INC
MAP 0251 PARCEL 0137
TAX ACC: 217244
L.00617, F.00481
HISTORIC ELLICOTT PROP. INC
MAP 0251 PARCEL 0137
TAX ACC: 217236
L.00617, F.00481
HISTORIC ELLICOTT PROP. INC
MAP 0251 PARCEL 0137
TAX ACC: 217260
L.00617, F.00481
E 1,370,800
N 582,200
DR 2
DR 3.5
BL CCC
HC

50 0 50 100

SCALE: 1" = 50'

LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. BUILDING
- EX. ROAD
- EX. CURB
- EX. SIDEWALK
- EX. CHAINLINK FENCE
- EX. RAILROAD
- STREAM CENTERLINE
- STREAM EDGE
- SOILS
- ZONES
- EX. ELECTRIC
- EX. OVERHEAD LINE
- EX. WATER LINE
- EX. GAS LINE
- EX. STORM DRAIN
- EX. SEWER LINE
- STEEP SLOPES ≥ 25%
- APPROVED FOREST BUFFER LIMITS
- 100 YR FLOODPLAIN
- EX. GRAVEL PATH
- EX. TREE LINE
- EX. TREE TO REMAIN
- EX. TREE TO BE REMOVED
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. CURB
- PROP. SIDEWALK
- SIGHT DISTANCE
- BUILDING ELEVATION DIVIDE
- PROP. STORM DRAIN
- PROP. SEWER
- PROP. WATER
- PROP. WALL
- PROP. CENTERLINE
- PROP. REINFORCED TURF
- PROP. LIMITS OF REINFORCED TURF
- BALTIMORE COUNTY OPEN SPACE
- HOWARD COUNTY OPEN SPACE
- PROP. FOREST BUFFER & FOREST CONSERVATION EASEMENT LIMIT (B)
- LIMIT OF DISTURBANCE (LOD)

DATA SOURCE:

1. EXISTING TOPOGRAPHIC, ROAD, STRUCTURE, BUILDINGS, AND FOREST INFORMATION SHOWN HEREON IS BASED UPON MAPPED INFORMATION IN ELECTRONIC FILE FORMAT FROM THE BALTIMORE COUNTY OFFICE OF INFORMATION TECHNOLOGY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 09/08/2020 & HOWARD COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 06/23/2016
2. THE BUILDINGS, UTILITIES, AND OTHER SURFACE FEATURES SHOWN ON THE PROPERTY ARE FROM AN ALTA SURVEY PREAPRED BY DMW, INC DATED 12/2019.
3. PROPERTY LINE(S) SHOWN HEREON ARE BASED UPON THE RESULTS OF A FIELD RUN SURVEY PERFORMED BY DMW, INC. IN 12/2019.
4. ZONING INFORMATION SHOWN HEREON IS PROVIDED BY BALTIMORE COUNTY HTTPS://BCGIS.BALTIMORECOUNTYMD.GOV/MY NEIGHBORHOOD/ EFFECTIVE 09/09/2020.
5. THE SOIL INFORMATION SHOWN HEREON IS FROM NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/ ACCESSED 09/08/2020.
6. FLOODPLAIN INFORMATION SHOWN HEREON WAS FURNISHED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) ON 09/25/2020.

LIMIT OF DISTURBANCE = 149,139.7 SF OR 3.42 AC±

GENERAL FIRE PROTECTION NOTES

1. THE PROPOSED BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO AS TO MEET THE APPLICABLE PROVISIONS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE NO: 3-17.
2. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF A SPRINKLER SYSTEM FOR THE BUILDING.
3. THE SPRINKLER SYSTEM MUST BE INSPECTED BY THE BALTIMORE COUNTY FIRE MARSHAL'S OFFICE PRIOR TO TAKING OCCUPANCY. (SPRINKLER HYDRO / SPRINKLER FINAL)
4. WHERE FIRE PROTECTION WATER SUPPLIES ARE REQUIRED TO BE PROVIDED SHALL BE INSTALLED AND MADE AVAILABLE FOR USE NOT LATER THAN THE TIME WHEN CONSTRUCTION OF ANY INDIVIDUAL BUILDING IS UNDER ROOF, IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, SECTION 1: 16.4.3.1.3.
5. A FIRE HYDRANT IS REQUIRED WITH-IN 100 FEET OF THE FIRE DEPARTMENT CONNECTION (FDC). A DISTANCE OF 150 FEET IS PERMISSIBLE IF THE TOTAL DISTANCE IS DRIVABLE BY THE EMERGENCY APPARATUS.
6. ON-SITE FIRE HYDRANTS MUST BE A MINIMUM DISTANCE OF 40 FEET AWAY FROM ANY BUILDING IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17 SECTION 1:18.5.1.7.
7. THE PRIVATE FIRE HYDRANTS SHALL BE PAINTED " OSHA RED" TO DISTINGUISH THEM FROM THE PUBLIC (ORANGE) FIRE HYDRANTS IN ACCORDANCE WITH BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17 SECTION 1: 18;5.10.5 PRIVATE HYDRANT COLOR.
8. A SEPARATE BUILDING PERMIT IS REQUIRED FOR THE INSTALLATION OF A PRIVATE UNDERGROUND FIRE LINE AND SHALL BE REVIEWED BY THE PLANS REVIEW SECTION OF BALTIMORE COUNTY. A PLUMBING PERMIT SHALL NOT BE USED TO INSTALL AN UNDERGROUND FIRE LINE.
9. THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO. 3-17, SECTION 1:10.11.1.5, REQUIRES THAT THE ADDRESS NUMBERS FOR COMMERCIAL PROPERTIES SHALL BE MINIMUM OF 6 INCHES IN SIZE.
10. THE FIRE ALARM SYSTEM INSTALLATION AND MAINTENANCE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY FIRE PREVENTION CODE, COUNTY BILL NO: 3-17 AND THE BALTIMORE COUNTY BUILDING CODE, COUNTY BILL NO: 40-15 AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THESE REGULATIONS BY AN UNDERWRITER'S LABORATORY, INC. (UL) LISTED FIRE ALARM CONTRACTOR OR FACTORY MUTUAL (FM GLOBAL) APPROVED FIRE ALARM CONTRACTOR, LISTED BY UL OR FM FOR INSTALLATION AND MAINTENANCE OF "PROTECTIVE SIGNALING SYSTEMS" OR OTHER NATIONAL RECOGNIZED TESTING LABORATORY.
11. A GRAPHIC ANNUNCIATOR SHALL BE PROVIDED IN ALL NEW BUILDINGS OF NEW CONSTRUCTION OF THE FOLLOWING TYPES: BALTIMORE COUNTY FIRE PREVENTION CODE; COUNTY BILL NO. 3-17, SECTION 1:13.7.1.13.1.1
    1) HIGH RISE BUILDING
    2) BUILDINGS 45 FEET OR HIGHER IN HEIGHT, AS MEASURED FROM THE LOWEST POINT AT GRADE TO THE ROOF LEVEL, AND GREATER THAN 20,000 SQUARE FEET PER FLOOR.
    3) A GRAPHIC ANNUNCIATOR IF REQUIRED BY THE FIRE CODE SHALL BE REVIEW AND APPROVED BY THE BALTIMORE COUNTY FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE BALTIMORE COUNTY FIRE PREVENTION CODE; COUNTY BILL NO. 3-17, SECTION 1:13.7.1.13.1.1.
    4) SEND AT LEAST TWO (2) COPIES OF THE PROPOSED GRAPHIC ANNUNCIATOR PANEL ALONG WITH A COPY OF THE BUILDING SPRINKLER PLANS TO ASSIST WITH THE REVIEW TO:

BALTIMORE COUNTY FIRE MARSHAL'S OFFICE
700 E. JOPPA ROAD, 3RD FLOOR
TOWSON, MARYLAND 21286

FOREST BUFFER EASEMENT NOTES

STANDARD NON-DISTURBANCE NOTE

"THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE "FOREST CONSERVATION EASEMENTS" AND "FOREST BUFFER AND FOREST CONSERVATION EASEMENTS" EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY."

PROTECTIVE COVENANTS NOTE

"ANY "FOREST CONSERVATION EASEMENTS" AND "FOREST BUFFER AND FOREST CONSERVATION EASEMENTS" SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS."

ACCESS NOTE

ACCESS TO THE FOREST BUFFER/FOREST CONSERVATION AND FOREST CONSERVATION EASEMENTS SHALL BE DIRECTLY FROM OELLA AVENUE AND FREDERICK ROAD.

FOREST BUFFER VARIANCE NOTE

A VARIANCE REQUEST WILL BE SUBMITTED TO BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY AND ONCE APPROVED THIS REQUIRED NOTE WILL BE REVISED ACCORDINGLY.

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.

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DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SITE PROPOSAL DEVELOPMENT PLAN

ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT

MAJ-2021-00002
PAI #01-0616

BALTIMORE COUNTY, MARYLAND

MCS

SEAL

KRISTY BISCHOFF
NO 28823
9/16/21

DATE	BY	REVISIONS

ISSUE DATES

REVIEW: 09/07/2021
BID:
PERMIT:
CONSTRUCTION:
BASE: AL
DRAWN: AL
DESIGNED: MAW
CHECKED BY: KMB
DATE CHECKED:
SCALE: 1"=50'
PROJECT NO: 17046.B0
DRAWING: 3 of 6

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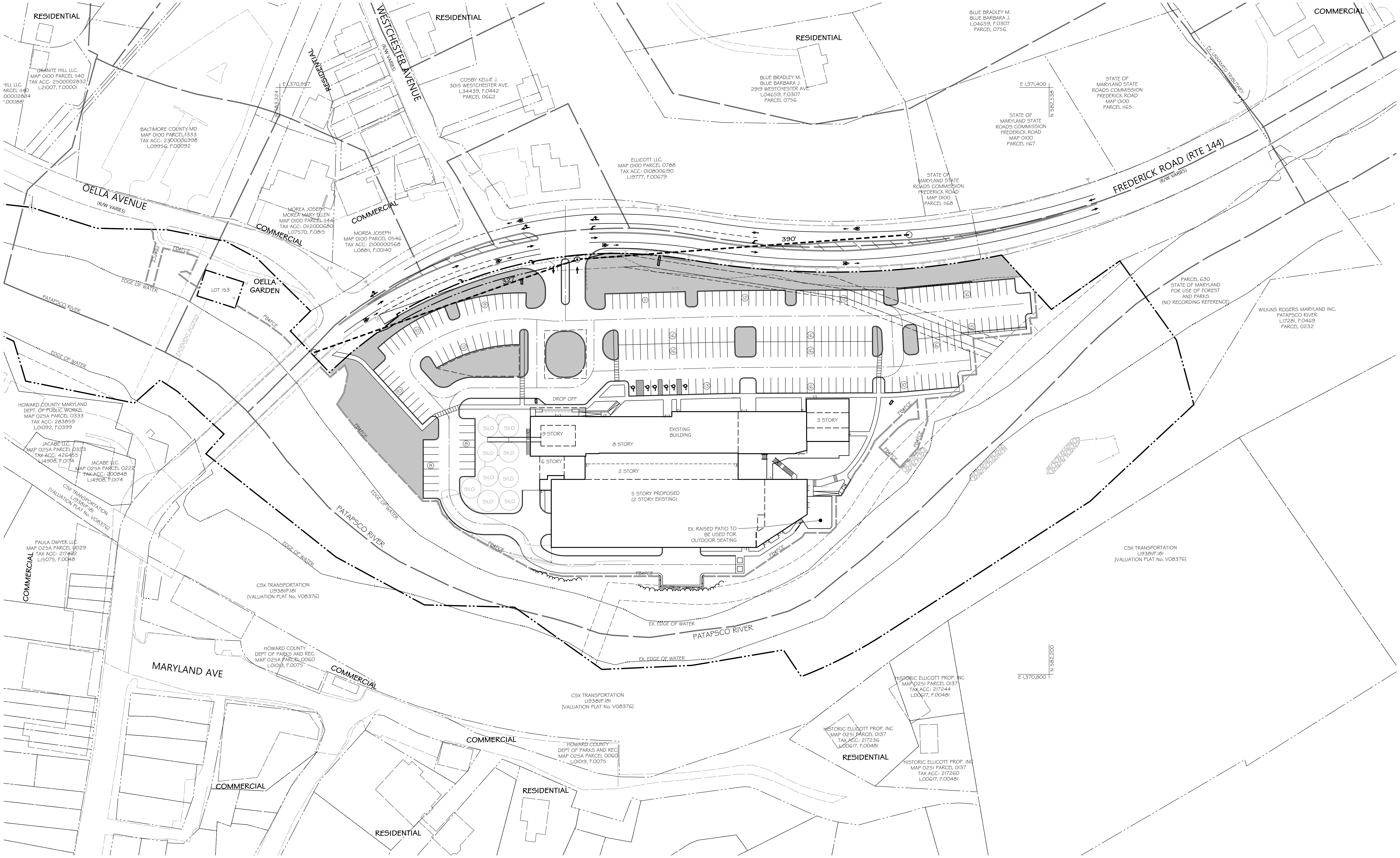

RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
RESIDENTIAL
COMMERCIAL
COMMERCIAL
COMMERCIAL
WESTCHESTER AVENUE
(R/W VARIES)
OELLA AVENUE
(R/W VARIES)
FREDERICK ROAD (RTE 144)
(R/W VARIES)
GRANITE HILL LLC.
MAP 0100 PARCEL 1140
TAX ACC: 2500002832
L.21007, F.00001
BALTIMORE COUNTY MD
MAP 0100 PARCEL 1333
TAX ACC: 2300006998
L.09956, F.00092
E 1,370,957
N 583,324
COSBY KELLIE J.
3015 WESTCHESTER AVE.
L.34439, F.0442
PARCEL 0662
ELLICOTT LLC.
MAP 0100 PARCEL 0788
TAX ACC: 0108006190
L.19777, F.00679
MOREA JOSEPH
MOREA MARY ELLEN
MAP 0100 PARCEL 1144
TAX ACC: 0112000680
L.07570, F.0815
MOREA JOSEPH
MAP 0100 PARCEL 0546
TAX ACC: 2100000568
L.08811, F.00140
BLUE BRADLEY M.
BLUE BARBARA J.
L.04659, F.0307
PARCEL 0756
BLUE BRADLEY M.
BLUE BARBARA J.
2919 WESTCHESTER AVE.
L.04659, F.0307
PARCEL 0756
E 1,371,400
N 582,538
STATE OF MARYLAND STATE ROADS COMMISSION FREDERICK ROAD MAP 0100 PARCEL 1165
STATE OF MARYLAND STATE ROADS COMMISSION FREDERICK ROAD MAP 0100 PARCEL 1167
STATE OF MARYLAND STATE ROADS COMMISSION FREDERICK ROAD MAP 0100 PARCEL 1168
EX. UNNAMED TRIBUTARY
390'
327'
LOT 153
OELLA GARDEN
EDGE OF WATER
PATAPSCO RIVER
EASEMENT ACCESS
FB&FCE
DROP OFF
SILO
9 STORY
EXISTING BUILDING
8 STORY
6 STORY
2 STORY
3 STORY
5 STORY PROPOSED (2 STORY EXISTING)
EX. RAISED PATIO TO BE USED FOR OUTDOOR SEATING
PARCEL 630
STATE OF MARYLAND
FOR USE OF FOREST
AND PARKS
(NO RECORDING REFERENCE)
WILKINS ROGERS MARYLAND INC.
PATAPSCO RIVER
L.17281, F.0469
PARCEL 0232
HOWARD COUNTY MARYLAND
DEPT. OF PUBLIC WORKS
MAP 025A PARCEL 0333
TAX ACC: 283859
L.01092, F.0399
JACABE LLC.
MAP 025A PARCEL 0333
TAX ACC: 426455
L.14908, F.0174
JACABE LLC.
MAP 025A PARCEL 0222
TAX ACC: 200848
L.14908, F.0174
CSX TRANSPORTATION
L.19381/F.181
[VALUATION PLAT No. V08376]
PAULA DWYER LLC
MAP 025A PARCEL 0029
TAX ACC: 217422
L.15075, F.0048
MARYLAND AVE
HOWARD COUNTY
DEPT OF PARKS AND REC.
MAP 025A PARCEL 0060
L.01019, F.0075
EX. EDGE OF WATER
E 1,370,800
N 582,200
HISTORIC ELLICOTT PROP. INC
MAP 0251 PARCEL 0137
TAX ACC: 217244
L.00617, F.00481
HISTORIC ELLICOTT PROP. INC
MAP 0251 PARCEL 0137
TAX ACC: 217236
L.00617, F.00481
HISTORIC ELLICOTT PROP. INC
MAP 0251 PARCEL 0137
TAX ACC: 217260
L.00617, F.00481

AMENITY OPEN SPACE

50 0 50 100

SCALE: 1" = 50'

LEGEND

- ▨ PROP. AMENITY OPEN SPACE
- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- PROP. BUILDING ELEVATION DIVIDE
- PROP. BUILDING OUTLINE
- EX. RAILROAD
- STREAM CENTERLINE
- STREAM EDGE
- EX. TREE LINE
- PROP. TREE LINE
- FB&FCE PROP. FOREST BUFFER & FOREST CONSERVATION EASEMENT LIMIT

TOTAL AMENITY OPEN SPACE PROVIDED = 37,002 SF±
(SEE NOTES ON SHEET 1 FOR CALCULATIONS)

DATA SOURCE:

1. EXISTING TOPOGRAPHIC, ROAD, STRUCTURE, BUILDINGS, AND FOREST INFORMATION SHOWN HEREON IS BASED UPON MAPPED INFORMATION IN ELECTRONIC FILE FORMAT FROM THE BALTIMORE COUNTY OFFICE OF INFORMATION TECHNOLOGY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 09/08/2020 & HOWARD COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 06/23/2016
2. THE BUILDINGS, UTILITIES, AND OTHER SURFACE FEATURES SHOWN ON THE PROPERTY ARE FROM AN ALTA SURVEY PREAPRED BY DMW, INC DATED 12/2019.
3. PROPERTY LINE(S) SHOWN HEREON ARE BASED UPON THE RESULTS OF A FIELD RUN SURVEY PERFORMED BY DMW, INC. IN 12/2019.
4. ZONING INFORMATION SHOWN HEREON IS PROVIDED BY BALTIMORE COUNTY HTTPS://BCGIS.BALTIMORECOUNTYMD.GOV/MY NEIGHBORHOOD/ EFFECTIVE 09/09/2020.
5. THE SOIL INFORMATION SHOWN HEREON IS FROM NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/ ACCESSED 09/08/2020.
6. FLOODPLAIN INFORMATION SHOWN HEREON WAS FURNISHED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT (MDE) ON 09/25/2020.

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. 28823 , EXPIRATION DATE: 01-07-2022.

DESIGN AND DRAWING BASED ON MARYLAND
COORDINATGE SYSTEM (MCS)
HORIZ - NAD 83.91, VERT. - NAVD 88

DMW
DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

AMENITY OPEN SPACE EXHIBIT
DEVELOPMENT PLAN

ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT

MAJ-2021-00002
PAI #01-0616

BALTIMORE COUNTY, MARYLAND

MCS

SEAL

KRISTY BISCHOFF
NO. 28823
9/16/21

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	09/07/2021
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	AL
DRAWN:	AL
DESIGNED:	MAW
CHECKED BY:	KMB
DATE CHECKED:	
SCALE:	1"=50'
PROJECT NO:	17046.B0
DRAWING:	4 of 6

RESIDENTIAL
COMMERCIAL
WESTCHESTER AVENUE
OELLA AVENUE
FREDERICK ROAD (RTE 144)
PATAPSCO RIVER
MARYLAND AVE
COMERCIAL
CSX TRANSPORTATION
PROP. BUILDING
SILO
DIRECTIONAL SIGNAGE (A)
DIRECTIONAL SIGNAGE (B)
DIRECTIONAL SIGNAGE (C)
MICRO-BIORETENTION FACILITY #1
MICRO-BIORETENTION FACILITY #2 (OPTIONAL)
PROP. PATIO TO BE USED FOR OUTDOOR SEATING
DROP OFF
SITE IDENTIFICATION SIGN
EX. STONE TRESTLE BRIDGE ABUTMENT
EX. RAILROAD BRIDGE
EX. METAL TRESTLE BRIDGE
EX. CHAIN LINK FENCE
390'
LEGEND
PROPERTY BOUNDARY
ADJACENT LOT LINE
EX. MAJOR CONTOUR
EX. MINOR CONTOUR
EX. BUILDING
EX. ROAD
EX. CURB
EX. SIDEWALK
EX. CHAINLINK FENCE
EX. RAILROAD
STREAM CENTERLINE
STREAM EDGE
SOILS
ZONES
EX. ELECTRIC
EX. OVERHEAD LINE
EX. WATER LINE
EX. GAS LINE
EX. STORM DRAIN
EX. SEWER LINE
STEEP SLOPES ≥ 25%
FOREST BUFFER
100 YR FLOODPLAIN
EX. GRAVEL PATH
EX. TREE LINE
EX. TREE TO REMAIN
EX. TREE TO BE REMOVED
PROP. MAJOR CONTOUR
PROP. MINOR CONTOUR
PROP. CURB
PROP. SIDEWALK
PROP. TREE
PROP. LANDSCAPE
BUILDING ELEVATION DIVIDE

REQUIRED LANDSCAPING - ELLICOTT MILL SCHEMATIC LANDSCAPE PLAN

KEY	ELEMENT	TYPE	RATE	LINEAR FT.	Rate	PLANTING UNITS (PU)
Condition A: Street Frontage and Streetscape						
A-1	ADJACENT ROAD		1PU/40	800	40	20.00
A-2	INTERIOR ROAD		1PU/20	575	20	28.75
					Subtotal:	**48.75**
Condition B: Parking Lots						
NAME PARKING LOT						
B-1	ADJACENT ROAD	Class B	1PU/15 FT	640	15	42.67
B-4	PARKING LOT INTERIOR		1PU/12 SPACES	240	12	20.00
					Subtotal:	**62.67**
Condition H: Dumpsters and Ground-Mounted HVAC						
H-1	DUMPSTER SCREEN	Class A	1PU/15 LF	50	15	3.33
H-2	HVAC SCREEN	Class A	1PU/15 LF	50	15	3.33
					Subtotal:	**6.67**
Condition P: Historic Structures and Areas						
	SEE LANDSCAPE MANUAL					
Condition Q: Scenic Routes and Views						
	SEE LANDSCAPE MANUAL					
Condition R: Open Space						
	SEE LANDSCAPE MANUAL					
GROSS TOTAL OF REQUIRED PLANTING UNITS						**118.08**
Credit for Preservation of Exisisting Trees						
TS	TREES TO BE SAVED (3" CAL. AND GREATER)		2PU / TREE	18	(2.00)	(36.00)
SS	SHRUBS TO BE SAVED (3' HGT. AND GREATER)		.2PU / SHRUB	151	(0.20)	(30.20)
NET TOTAL OF REQUIRED PLANTING UNITS						**51.80**
PARKING LOT INTERIOR GREEN SPACE REQUIREMENT (7%)			**Parking Area (SF)**	**7%**	**Green Space (SF)**	
					Required	**Provided**
P-1			78,165	7%	5,471	5582.00
P-2						
P-3						
	TOTAL AREA					

50 0 50 100
SCALE: 1" = 50'

LANDSCAPE PLANTINGS PROVIDED PLANT TYPES	PLANT QNTY.	PLANT UNITS
DECIDUOUS MAJOR TREES (1 TREE = 1 PU)	46	46.00
DECIDUOUS MINOR TREES (2 TREES = 1 PU)	6	3.00
EVERGREEN TREES (2 TREES = 1 PU)	7	3.50
SHRUBS (5 SHRUBS = 1 PU)	62	12.40
GROUND COVERS (500 SF.T = 1 PU)		
PERENNIALS (20 - 1 QT = 1 PU)		
GRASSES/SEDGES (10 - 1 GAL = 1 PU)		
TOTAL PROPOSED		**64.90**

MAJ-2021-00002
PAI #01-0616

DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SCHEMATIC LANDSCAPE PLAN

ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

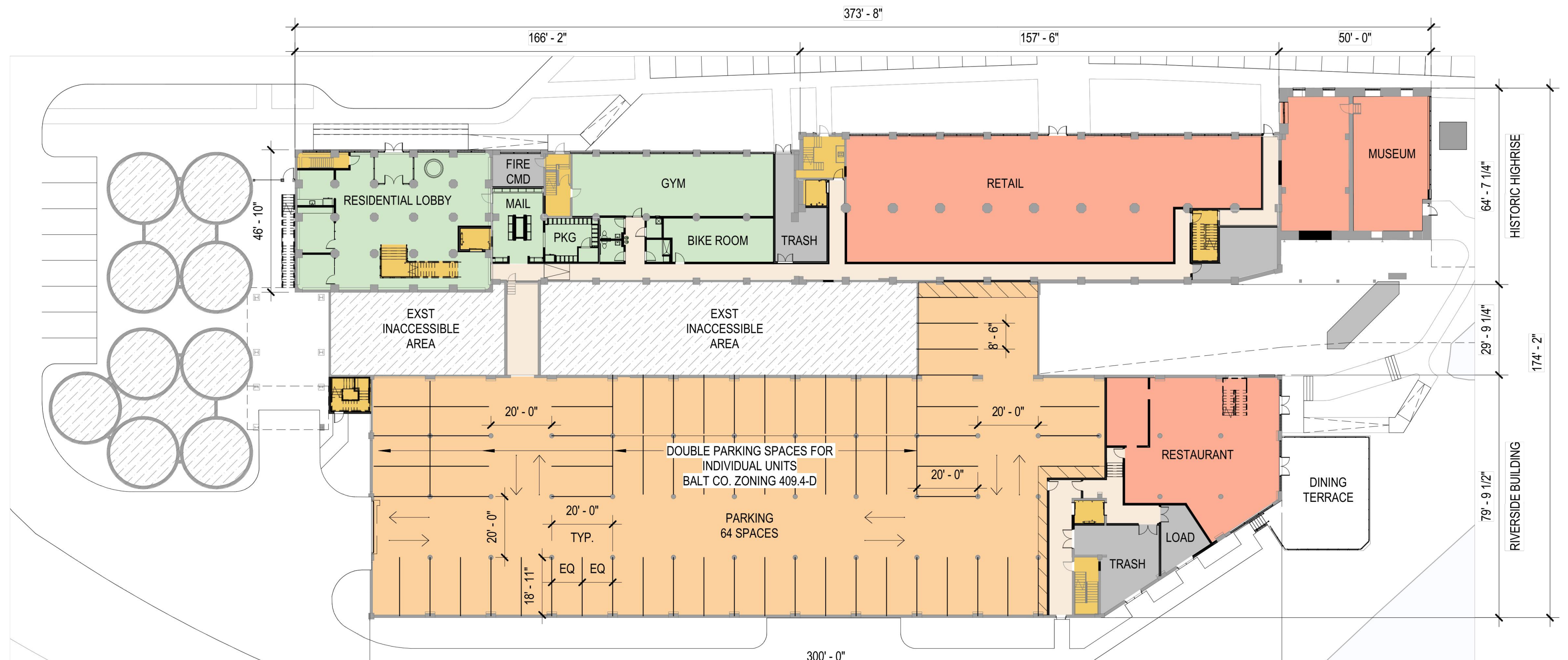
MCS

SEAL
712
MARK ALLEN WILLARD
9/16/21

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	09/07/2021
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	AL
DRAWN:	AL
DESIGNED:	
CHECKED BY:	MAW
DATE CHECKED:	
SCALE:	1"=50'
PROJECT NO:	17046.B0
DRAWING:	5 of 6


373' - 8"
166' - 2"
157' - 6"
50' - 0"
RESIDENTIAL LOBBY
FIRE CMD
MAIL
PKG
GYM
BIKE ROOM
TRASH
RETAIL
MUSEUM
EXST INACCESSIBLE AREA
EXST INACCESSIBLE AREA
DOUBLE PARKING SPACES FOR INDIVIDUAL UNITS BALT CO. ZONING 409.4-D
PARKING 64 SPACES
20' - 0"
TYP.
EQ
EQ
18' - 11"
RESTAURANT
DINING TERRACE
LOAD
TRASH
300' - 0"
64' - 7 1/4"
HISTORIC HIGHRISE
29' - 9 1/4"
174' - 2"
79' - 9 1/2"
RIVERSIDE BUILDING

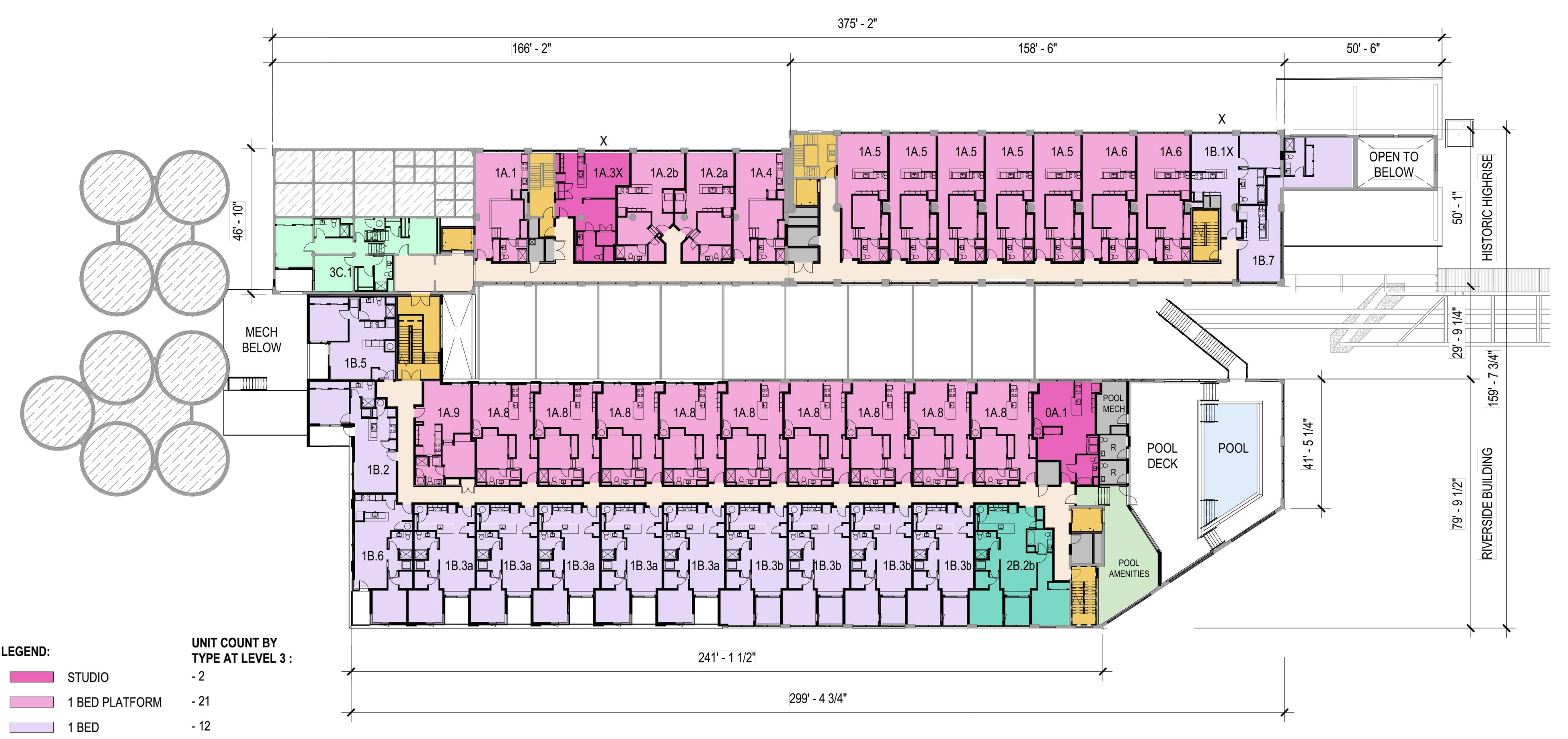
LEGEND:

- TENANT SPACES
- PARKING
- AMENITY
- CIRCULATION - HORIZONTAL
- CIRCULATION VERTICAL
- SUPPORT SPACE
- INACCESSIBLE SPACE

ELLICOTT MILL
PROJECT NUMBER: #2011.00
0 16' - 0" 32' - 0" 64' - 0"

LEVEL 1 FLOOR PLAN
1/32" = 1'-0"
A-101
TRUE NORTH

Alexander Design Studio
www.brokenboxes.com


375' - 2"
166' - 2"
158' - 6"
50' - 6"
1A.1
1A.3X
1A.2b
1A.2a
1A.4
1A.5
1A.6
1B.1X
OPEN TO BELOW
1B.7
3C.1
MECH BELOW
1B.5
1B.2
1A.9
1A.8
0A.1
POOL DECK
POOL
1B.6
1B.3a
1B.3b
2B.2b
POOL AMENITIES
HISTORIC HIGHRISE
RIVERSIDE BUILDING
241' - 1 1/2"
299' - 4 3/4"

LEGEND:

		UNIT COUNT BY TYPE AT LEVEL 3 :
🟥	STUDIO	- 2
🟥	1 BED PLATFORM	- 21
🟪	1 BED	- 12
🟩	2 BED	- 1
🟩	3 BED - DEN	- 1
▭	CIRCULATION - HORIZONTAL	
🟨	CIRCULATION VERTICAL	
⬜	SUPPORT SPACE	
🟩	AMENITY	
▨	INACCESSIBLE AREA	
X	ACCESSIBLE UNIT	- 2

LEVEL 3 - UNIT OVERALL DIMENSIONS

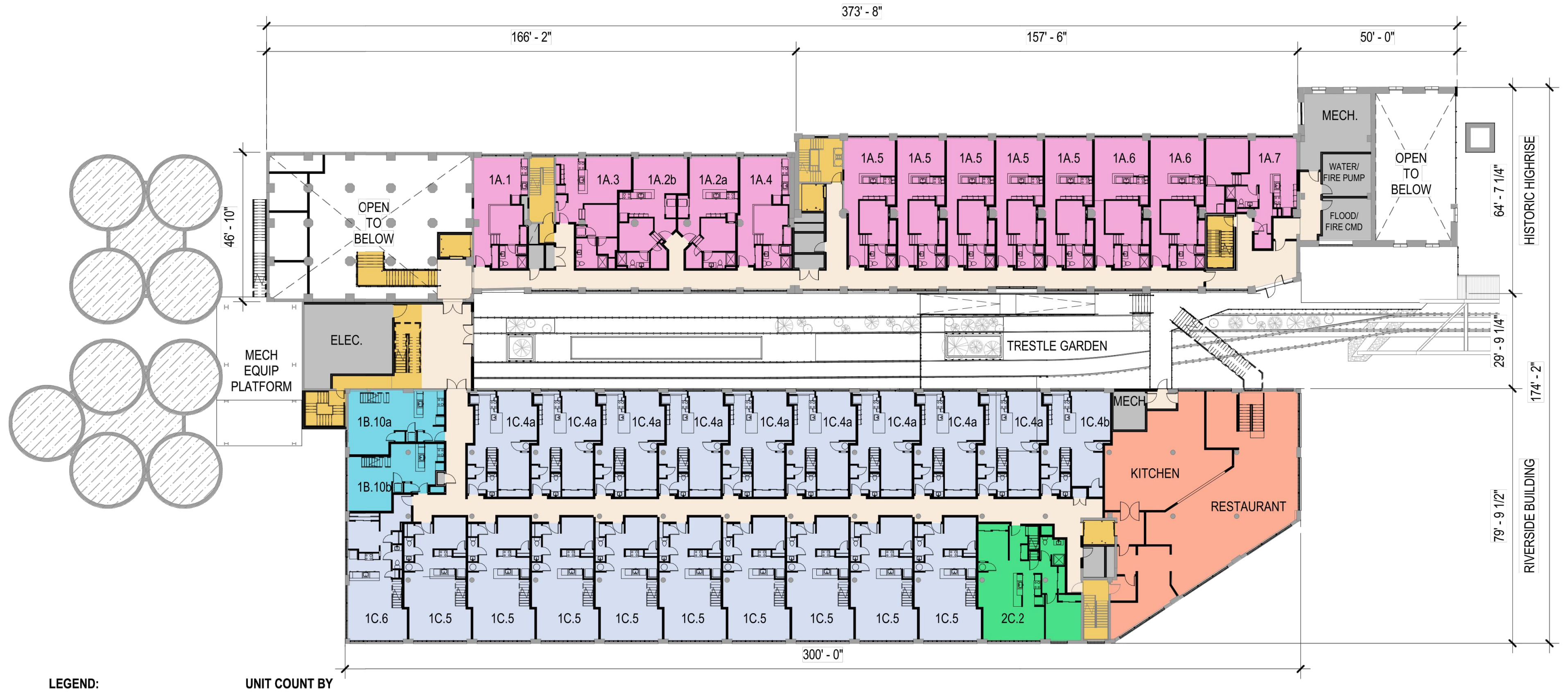
0A.1 UNIT = 20'-0" x 34'-6"
1A.1 UNIT = 17'-6" x 36'-6"
1A.2a UNIT = 19'-6" x 36'-6"
1A.2b UNIT = 18'-6" x 36'-6"
1A.3X UNIT = 20'-0" x 36'-6"
1A.4 UNIT = 17'-6" x 36"-6"
1A.5 UNIT= 16'-6" x 42'-6"
1A.6 UNIT= 17'-6" x 42'-6"
1A.8 UNIT= 20'-0" x 34'-0"
1A.9 UNIT= 20'-0" x 34'-0"
1B.1X UNIT= 30'-0" x 48'-6"
1B.2 UNIT= 29'-0" x 36'-0"
1B.3a & b UNIT= 20'-0" x 39'-6"
1B.5 UNIT = 29'-0" x 27'-0"
1B.6 UNIT= 20'-0" x 42'-6"
1B.7 UNIT= 22'-0" x 47'-0"
2B.2b UNIT = 25'-0" x 39'-6"
3C.1 UNIT = 25'-0" x 47'-0"

ELLICOTT MILL
PROJECT NUMBER: #2011.00
0 16' - 0" 32' - 0" 64' - 0"

SAMPLE FLOOR LAYOUT - NOT TYPICAL

LEVEL 3 FLOOR PLAN
1/32" = 1'-0"
A-103
TRUE NORTH

Alexander Design Studio
www.brokenboxes.com


373' - 8"
166' - 2"
157' - 6"
50' - 0"
OPEN TO BELOW
1A.1
1A.3
1A.2b
1A.2a
1A.4
1A.5
1A.6
1A.7
MECH.
WATER FIRE PUMP
FLOOD/ FIRE CMD
OPEN TO BELOW
MECH EQUIP PLATFORM
ELEC.
TRESTLE GARDEN
1B.10a
1B.10b
1C.4a
1C.4b
MECH
KITCHEN
RESTAURANT
1C.6
1C.5
2C.2
300' - 0"
64' - 7 1/4"
HISTORIC HIGHRISE
29' - 9 1/4"
174' - 2"
79' - 9 1/2"
RIVERSIDE BUILDING

LEGEND:

		UNIT COUNT BY TYPE AT LEVEL 2 :
🟥	1 BED PLATFORM	- 13
🟦	1 BED - LOFT	- 2
🟦	1 BED DEN - LOFT	- 20
🟩	2 BED DEN - LOFT	- 1
▭	CIRCULATION - HORIZONTAL	
🟨	CIRCULATION VERTICAL	
⬜	SUPPORT SPACE	
🟧	TENANT SPACES	
▨	INACCESSIBLE SPACE	

LEVEL 2 - UNIT OVERALL DIMENSIONS

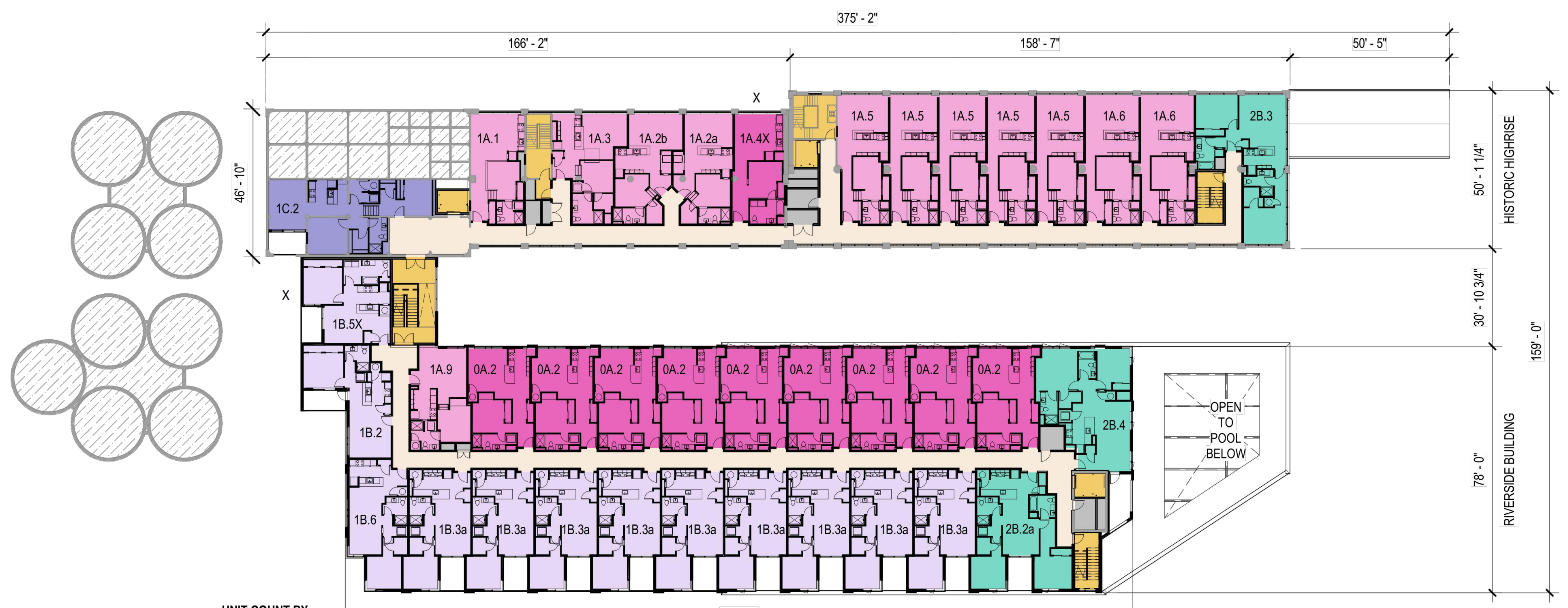
1A.1 UNIT = 17'-6" x 36'-6"
1A.2a UNIT = 19'-6" x 36'-6"
1A.2b UNIT = 18'-6" x 36'-6"
1A.3 UNIT = 20'-0" x 36'-6"
1A.4 UNIT = 17'-6" x 36"-6"
1A.5 UNIT= 16'-6" x 42'-6"
1A.6 UNIT= 17'-6" x 42'-6"
1A.7 UNIT= 29'-0" x 34'-0"
1B.10a UNIT= 20'-6" x 31'-6"
1B.10b UNIT= 17'-0" x 31'-6"
1C.4a UNIT= 20'-0" x 34'-6"
1C.4b UNIT = 20'-0" x 34'-6"
1C.5 UNIT = 20'-0" x 40'-0"
1C.6 UNIT = 18'-6" x 41'-0"
2C.2 UNIT = 31'-6" x 38'-0"

ELLICOTT MILL
PROJECT NUMBER: #2011.00
0 16' - 0" 32' - 0" 64' - 0"

SAMPLE FLOOR LAYOUT - NOT TYPICAL

LEVEL 2 FLOOR PLAN
1/32" = 1'-0"
A-102
TRUE NORTH

Alexander Design Studio
www.brokenboxes.com


375' - 2"
166' - 2"
158' - 7"
50' - 5"
1A.1
1A.3
1A.2b
1A.2a
1A.4X
1A.5
1A.6
2B.3
1C.2
1B.5X
1B.2
1A.9
0A.2
2B.4
OPEN TO POOL BELOW
1B.6
1B.3a
2B.2a
HISTORIC HIGHRISE
RIVERSIDE BUILDING
50' - 1 1/4"
30' - 10 3/4"
159' - 0"
78' - 0"
249' - 7"

LEGEND:

		UNIT COUNT BY TYPE AT LEVEL 4 :
🟥	STUDIO	- 10
🟥	1 BED PLATFORM	- 12
🟪	1 BED	- 12
🟦	1 BED DEN	- 1
🟩	2 BED	- 3
▭	CIRCULATION - HORIZONTAL	
🟨	CIRCULATION VERTICAL	
⬜	SUPPORT SPACE	
▨	INACCESSIBLE SPACE	
X	ACCESSIBLE UNITS	- 2

LEVEL 4 - UNIT OVERALL DIMENSIONS

0A.2 UNIT = 20'-0" x 34'-6"
1A.1 UNIT = 17'-6" x 36'-6"
1A.2a UNIT = 19'-6" x 36'-6"
1A.2b UNIT = 18'-6" x 36'-6"
1A.3 UNIT = 20'-0" x 36'-6"
1A.4X UNIT = 17'-6" x 36"-6"
1A.5 UNIT= 16'-6" x 42'-6"
1A.6 UNIT= 17'-6" x 42'-6"
1A.9 UNIT= 20'-0" x 34'-0"
1B.2 UNIT= 29'-0" x 36'-0"
1B.3a UNIT= 20'-0" x 39'-6"
1B.5X UNIT = 29'-0" x 27'-0"
1B.6 UNIT= 20'-0" x 42'-6"
1C.2 UNIT = 25'-0" x 47'-0"
2B.2a UNIT = 25'-0" x 39'-6"
2B.3 UNIT = 29'-0" x 50'-0"
2B.4 UNIT = 31'-0" x 40'-0"

ELLICOTT MILL
PROJECT NUMBER: #2011.00
0 16' - 0" 32' - 0" 64' - 0"

SAMPLE FLOOR LAYOUT - NOT TYPICAL

LEVEL 4 FLOOR PLAN
1/32" = 1'-0"
A-104
TRUE NORTH

Alexander Design Studio
www.brokenboxes.com

DATA SOURCE:

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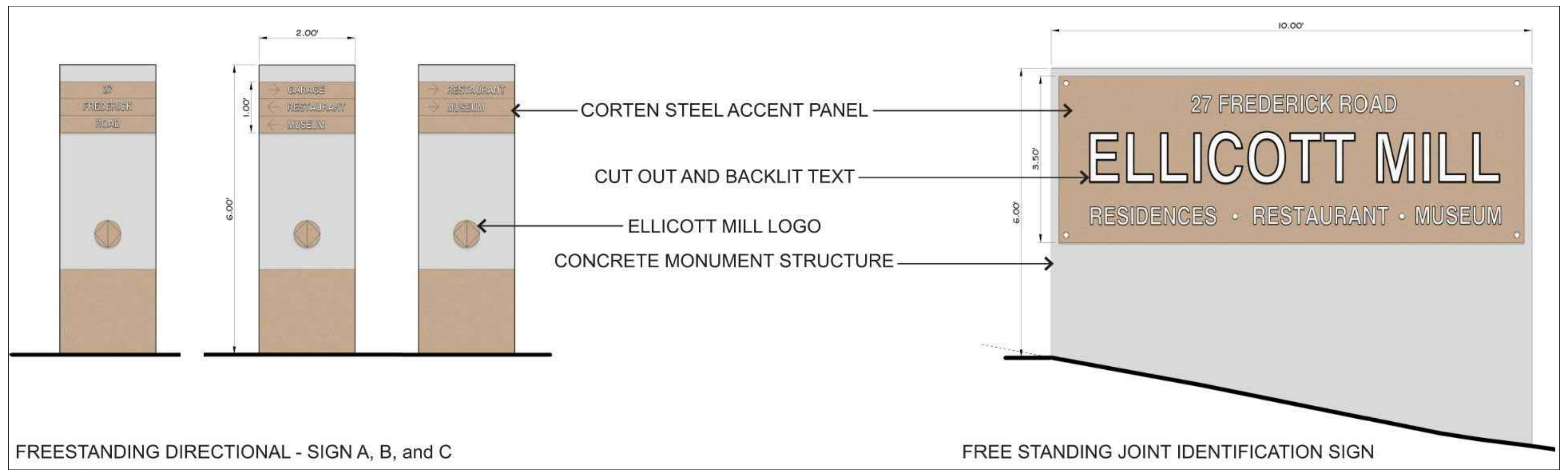
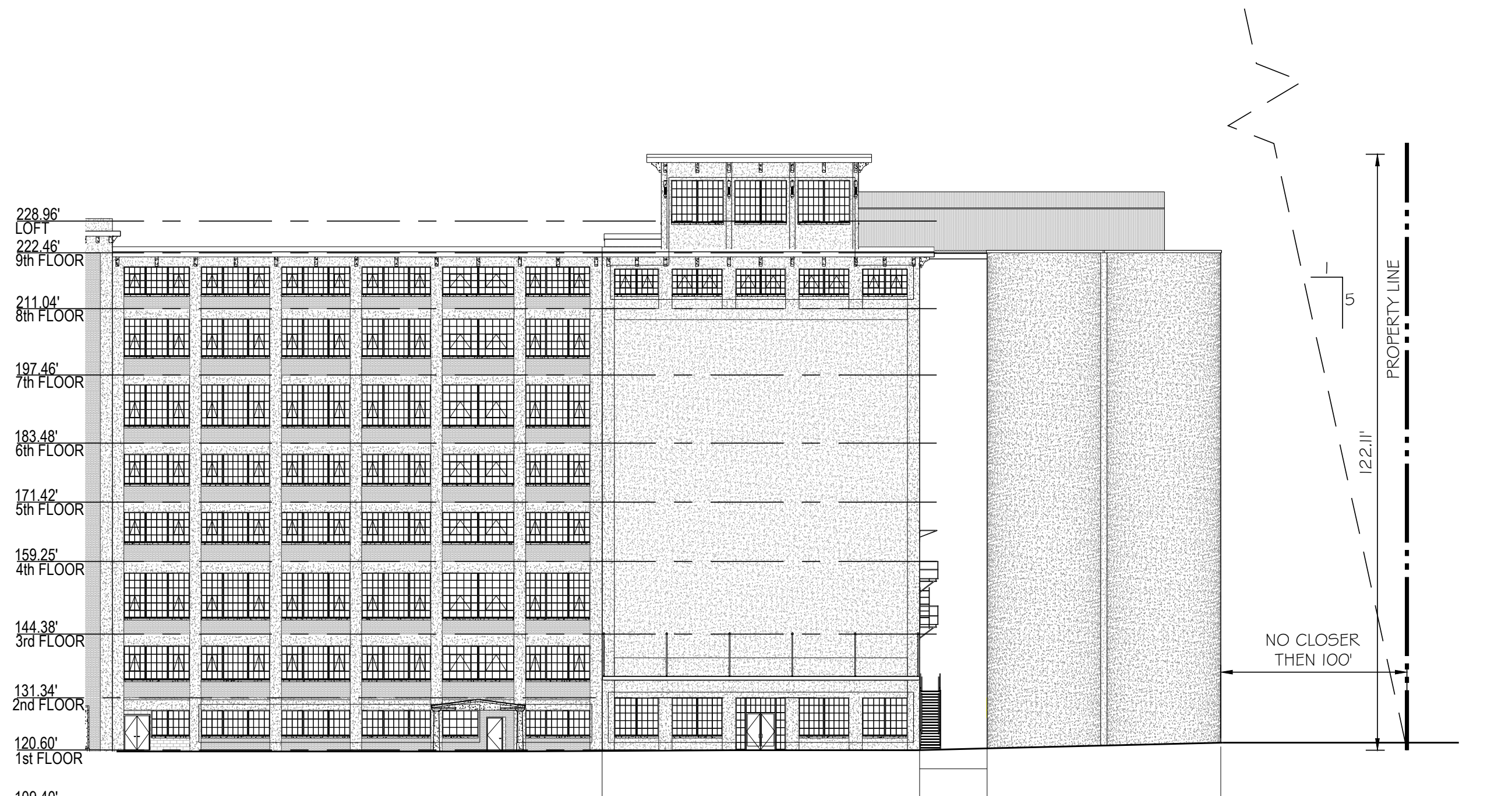

2.00'
1.00'
6.00'
27 FREDERICK ROAD
GARAGE
RESTAURANT
MUSEUM
RESTAURANT
MUSEUM
CORTEN STEEL ACCENT PANEL
CUT OUT AND BACKLIT TEXT
ELLICOTT MILL LOGO
CONCRETE MONUMENT STRUCTURE
10.00'
3.50'
6.00'
27 FREDERICK ROAD
ELLICOTT MILL
RESIDENCES • RESTAURANT • MUSEUM
FREESTANDING DIRECTIONAL - SIGN A, B, and C
FREE STANDING JOINT IDENTIFICATION SIGN

A:\17046\17046.B0\ENGR\CAD FILES\SHEET FILES\17046.B0_DP06.DWG 9/16/2021 11:30 AM aljubuncic


228.96' LOFT
222.46' 9th FLOOR
211.04' 8th FLOOR
197.46' 7th FLOOR
183.48' 6th FLOOR
171.42' 5th FLOOR
159.25' 4th FLOOR
144.38' 3rd FLOOR
131.34' 2nd FLOOR
120.60' 1st FLOOR
109.40' BASEMENT
1
5
PROPERTY LINE
122.11'
NO CLOSER THEN 100'

BUILDING OF TALLEST ELEVATION DETAIL
(WITH HEIGHT-TENT)
NTS

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. 28823 , EXPIRATION DATE: 01-07-2022.

DESIGN AND DRAWING BASED ON MARYLAND
COORDINATGE SYSTEM (MCS)
HORIZ - NAD 83.91, VERT. - NAVD 88

DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

ARCHITECTURAL INFORMATION DEVELOPMENT PLAN

ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

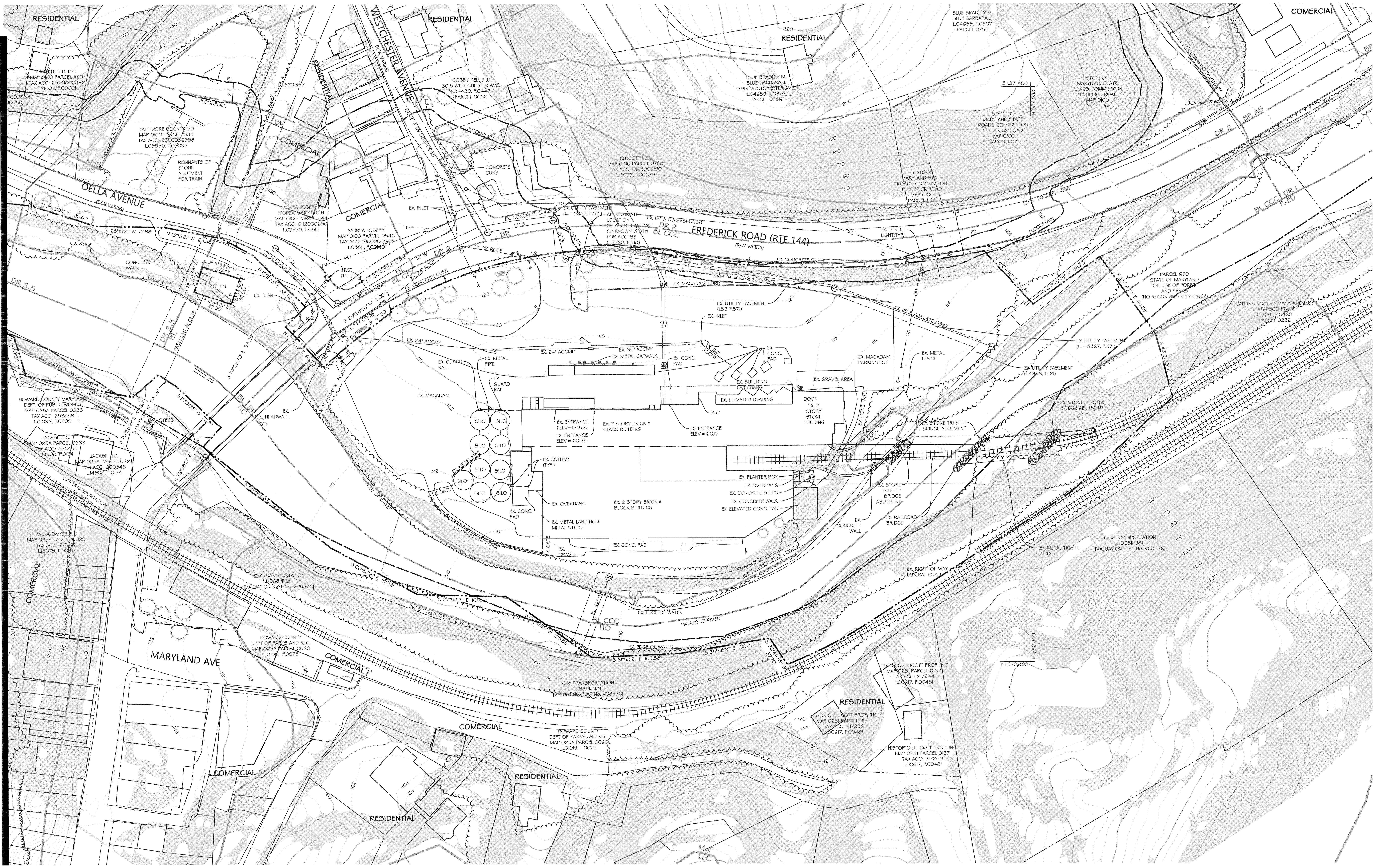
1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
MAJ-2021-00002
PAI #01-0616
BALTIMORE COUNTY, MARYLAND

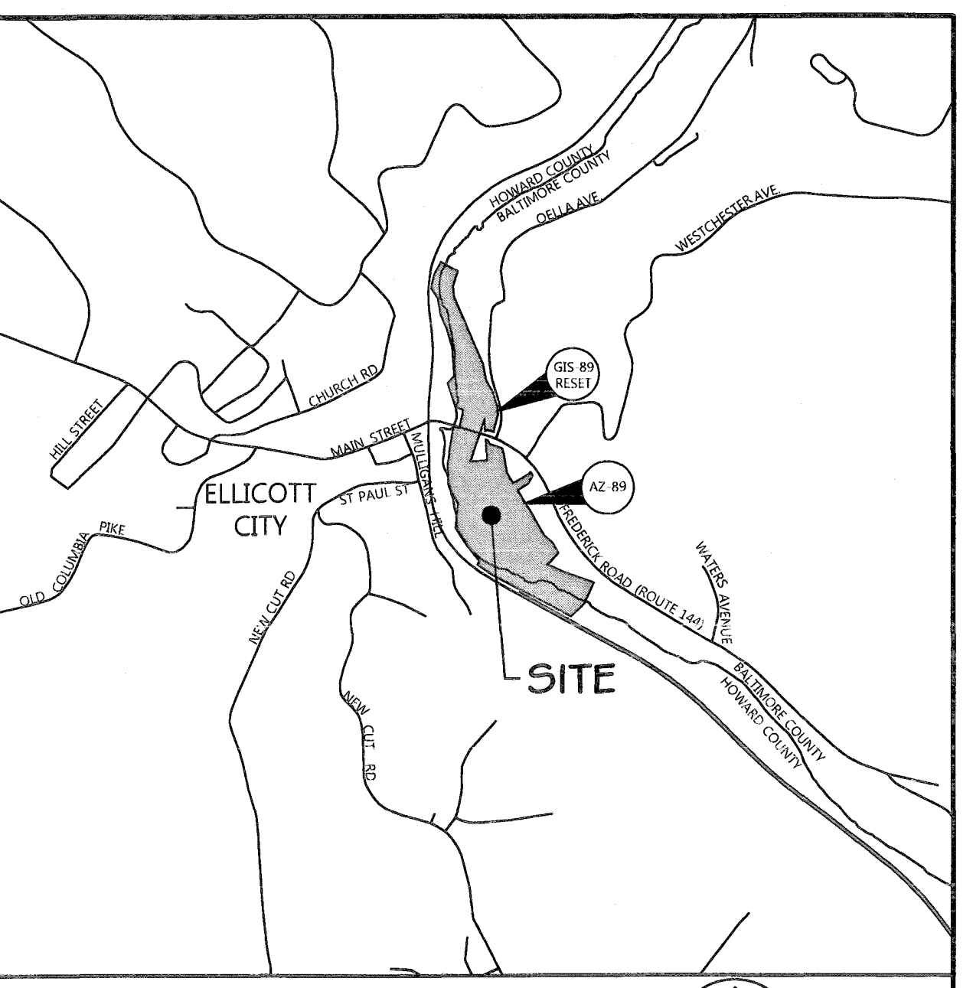
SEAL
KRISTY BISCHOFF
NO 28823
9/16/21

DATE	BY	REVISIONS

ISSUE DATES
REVIEW: 09/07/2021
BID:
PERMIT:
CONSTRUCTION:
BASE: AL
DRAWN: AL
DESIGNED: MAW
CHECKED BY: KMB
DATE CHECKED:
SCALE: N/A
PROJECT NO: 17046.B0
DRAWING:
6 of 6

Concept Plan Submitted


MATCHLINE SHT. 2
FREDERICK ROAD (RTE 144)
(R/W VARIES)
OELLA AVENUE
WESTCHESTER AVENUE
MARYLAND AVE
PATAPSCO RIVER
RESIDENTIAL
COMMERCIAL
EX. 7 STORY BRICK ¢ GLASS BUILDING
EX. 2 STORY BRICK ¢ BLOCK BUILDING
DOCK
EX. 2 STORY STONE BUILDING
EX. ENTRANCE ELEV=120.60
EX. ENTRANCE ELEV=120.25
EX. ENTRANCE ELEV=120.17
SILO
EX. MACADAM
EX. MACADAM PARKING LOT
EX. GRAVEL AREA
EX. ELEVATED LOADING
EX. BUILDING OVERHANG
EX. METAL CATWALK
EX. 24" ACCMP
EX. 36" ACCMP
EX. GUARD RAIL
EX. METAL PIPE
EX. CONC. PAD
EX. COLUMN (TYP.)
EX. OVERHANG
EX. METAL LANDING ¢ METAL STEPS
EX. GATE
EX. CHAIN LINK FENCE
EX. GRAVEL
EX. PLANTER BOX
EX. CONCRETE STEPS
EX. CONCRETE WALK
EX. ELEVATED CONC. PAD
EX. STONE TRESTLE BRIDGE ABUTMENT
EX. RAILROAD BRIDGE
EX. CONCRETE WALL
EX. METAL FENCE
EX. UTILITY EASEMENT (L53 F.571)
EX. INLET
EX. MACADAM CURB
EX. CONCRETE CURB
EX. 15" S DWG #72-0947
EX. RIGHT OF WAY FOR RAILROAD
EX. EDGE OF WATER
42" S CTRCT. 25-S - DWG 3
36" S CTRCT. 25-S - DWG 3
EX. METAL TRESTLE BRIDGE
CSX TRANSPORTATION L19381 F.181 (VALUATION PLAT No. V08376)
ELLICOTT LLC MAP 0100 PARCEL 0788 TAX ACC: 0108006194 L.19777, F.00679
PARCEL 630 STATE OF MARYLAND FOR USE OF FORESTS AND PARKS (NO RECORDING REFERENCE)
WILKINS ROGERS MARYLAND INC PATAPSCO PARK L17286, F.469 PARCEL 0232
STATE OF MARYLAND STATE ROADS COMMISSION FREDERICK ROAD MAP 0100 PARCEL 1167
HOWARD COUNTY DEPT OF PARKS AND REC MAP 025A PARCEL 0060 L.01019, F.0075
HISTORIC ELLICOTT PROP. INC MAP 0251 PARCEL 0137
BL CCC
DR 2
DR 3.5
UuB W


ELLICOTT CITY
SITE
NEW CUT RD
BALTIMORE COUNTY
HOWARD COUNTY

VICINITY MAP

SCALE: 1" = 1,000'

BENCHMARKS:

NAME:	NORTHING:	EASTING:	ELEV:
GIS-89 RESET	583222.79	1370771.67	125.44
AZ-89	582859.79	1370996.40	127.89

SITE DATA

OWNER:	WILKINS RODGERS MD INC. 27 FREDERICK RD. ELLICOTT CITY, MD 21043-4709
DEVELOPER:	TERRA NOVA VENTURES, LLC. ATTN: DAVID TUFARO 1817 THAMES ST. BALTIMORE, MD 21231
APPLICATION/PLAN: PREPARED BY:	DMW JARED L. BARNHEART 501 FAIRMOUNT AVE SUITE 300 TOWSON MD, 21286
NET SITE AREA:	4.5± A.C.
TAX MAP:	0100
PARCEL:	0788
TAX ACCOUNT:	0108006194
ZONING:	BL-CCC
COUNCILMANIC DISTRICT:	1
ELECTION DISTRICT:	1
CENSUS TRACT:	4014
WATERSHED:	PATAPSCO
GROWTH TIER:	1
SCHOOLS ELEMENTARY: MIDDLE: HIGH:	 WESTCHESTER ES CATONSVILLE MS CATONSVILLE HS

LEGEND

▬ ▪ ▪ ▬	PROPERTY BOUNDARY
— - - —	ADJACENT LOT LINE
--- 120 ---	EX. MAJOR CONTOUR
- - 118 - -	EX. MINOR CONTOUR
— — —	EX. BUILDING
— — —	EX. ROAD
═ ═ ═	EX. CURB
— — —	EX. SIDEWALK
—×—×—	EX. CHAINLINK FENCE
┼┼┼┼┼┼	EX. RAILROAD
— ••• —	STREAM CENTERLINE
—•••—	STREAM EDGE
UuB / W	SOILS
DR 2 / DR 1	ZONES
— E —	EX. ELECTRIC
— OH —	EX. OVERHEAD LINE
— - —	EX. WATER LINE
— G —	EX. GAS LINE
— - —	EX. STORM DRAIN
— - —	EX. SEWER LINE
▨	STEEP SLOPES ≥ 25%
▬ ▬ ▬	25' FLOODPLAIN BUFFER
▬ ▬ ▬	FLOODPLAIN
▨	EX. GRAVEL PATH
︶︶︶	EX. TREE LINE
✺	EX. TREE

DATA SOURCE:

1. EXISTING TOPOGRAPHIC, ROAD, STRUCTURE, BUILDINGS, AND FOREST INFORMATION SHOWN HEREON IS BASED UPON MAPPED INFORMATION IN ELECTRONIC FILE FORMAT FROM THE BALTIMORE COUNTY OFFICE OF INFORMATION TECHNOLOGY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 09/08/2020 ¢ HOWARD COUNTY GEOGRAPHIC INFORMATION SYSTEMS (GIS), DATED 06/23/2016
2. THE BUILDINGS, UTILITIES, AND OTHER SURFACE FEATURES SHOWN ON THE PROPERTY ARE FROM AN ALTA SURVEY PREAPRED BY DMW, INC DATED 12/2019.
3. PROPERTY LINE(S) SHOWN HEREON ARE BASED UPON THE RESULTS OF A FIELD RUN SURVEY PERFORMED BY DMW, INC. IN 12/2019.
4. ZONING INFORMATION SHOWN HEREON IS PROVIDED BY BALTIMORE COUNTY HTTPS://BCGIS.BALTIMORECOUNTYMD.GOV/MY NEIGHBORHOOD/ EFFECTIVE 09/09/2020.
5. THE SOIL INFORMATION SHOWN HEREON IS FROM NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE WEB SOIL SURVEY AVAILABLE ONLINE AT HTTP://WEBSOILSURVEY.NRCS.USDA.GOV/ ACCESSED 09/08/2020.
6. FLOODPLAIN INFORMATION SHOWN HEREON IS FROM ELECTRONIC INFORMATION FURNISHED BY THE UNITED STATES CORPS OF ENGINEERS (USACE) ON 09/25/2020.

SITE NOTES

1. PURSUANT TO SECTION 4A02 (BCZR), THE BASIC SERVICES MAPS FOR BALTIMORE COUNTY INDICATE THE FOLLOWING:
   THE SITE IS NOT LOCATED IN ANY WATER SUPPLY DEFICIENT AREA.
   THE SITE IS NOT LOCATED IN ANY SEWERAGE DEFICIENT AREA.
2. "BUREAU OF TRAFFIC ENGINEERING AND TRANSPORTATION PLANNING" HAS CONFIRMED THAT THE SUBJECT SITE IS WITHIN A TRAFFIC DEFICIENT AREA. THE INTERSECTION OF FREDERICK ROAD AND S. ROLLING ROAD IS IDENTIFIED AS A "F" LEVEL OF SERVICE INTERSECTION ON THE 2018 BASIC SERVICES TRANSPORTATION MAP.
3. ALL UNITS ARE FOR RENT.
4. THE FINAL LANDSCAPE PLAN MUST BE APPROVED BY PERMITS, APPROVALS AND INSPECTIONS PRIOR TO BUILDING PERMIT ISSUANCE.
5. OFF STREET PARKING AREAS AND DRIVE ISLES SHALL BE PAVED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 409, BCZR AND THE POLICY MANUAL.
6. ALL DRAINAGE AND UTILITY EASEMENTS SHALL BE DEDICATED AND GRANTED AT NO COST TO BALTIMORE COUNTY, MARYLAND.
7. THE AREAS BETWEEN THE SIGHT LINE AND THE CURB LINE MUST BE CLEARED, GRADED AND KEPT FREE OF ANY OBSTRUCTIONS.
8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN EXISTING UNDERGROUND FUEL TANKS OR CHEMICAL STORAGE TANKS ON OR WITHIN 100 FEET OF THE DEVELOPMENT SITE. HOWEVER, IF THEY ARE FOUND ON-SITE, TANKS WILL BE REMOVED BY A LICENSED CONTRACTOR PRIOR TO GRADING.
9. THE SUBJECT PROPERTY IS WITHIN THE ELLICOTT'S MILL HISTORIC DISTRICT (BA-2209) AS LISTED IN THE NATIONAL REGISTER OF HISTORIC PLACES INVENTORY AND MARYLAND INVENTORY OF HISTORIC PROPERTY (MHIP): THE PROPERTY IS ALSO LISTED ON THE MARYLAND HISTORIC TRUST AS THE WILKENS-RODGERS MILL (PATAPSCO FLOURING MILLS / BA-2570).
10. PUBLIC WATER AND SEWER SERVICES ARE AVAILABLE TO THE SITE.
11. SIGNAGE: ALL SIGNS WILL COMPLY WITH SECTION 450 OF THE BCZR AND ALL ZONING SIGN POLICIES AND BE SUBMITTED TO THE DEPARTMENT OF PLANNING FOR REVIEW AND APPROVAL PRIOR TO APPLYING FOR PERMIT.
12. THE ENTIRE PROPERTY IS PREDOMINATLEY SOIL TYPE VuB WITH SOME W.
13. THE MINIMUM PROVIDED AMENITY OPEN SPACE (AOS) RATIO WILL BE 0.2 (AS REQUIRED FOR THE BL-CCC ZONE/DISTRICT) UNLESS APPROVED BY A ZONING VARIANCE.
14. MAILBOXES SHALL BE LOCATED IN THE MAIN LOBBY.
15. ANY PROPOSED HIGHWAY WIDENING AREA AND EASEMENT FOR ACCESS DRAINAGE AND UTILITIES, REVERSIBLE SLOPES, STORMWATER FACILITIES, FOREST BUFFERS AND FOREST CONSERVATION AREAS. FOREST CONSERVATION AREAS, AND FLOODPLAINS WILL BE CONVERTED TO BALTIMORE COUNTY AFTER THE RELOCATION OF THE RECORD OR RIGHT-OF-WAY PLATS AND PRIOR TO COMPLETION OF THE PROJECT CLOSE-OUT PROCESS.
16. THE SITE IS NOT SUBJECTED TO RESIDENTIAL TRANSITION AREA (RTA) REQUIREMENTS.
17. A SPECIAL HEARING WILL BE REQUESTED, PURSUANT TO SECTION 500.7, BCZR, TO APPROVE A WAIVER FOR AN EXISTING BUILDING, PARKING LOT, OTHER STRUCTURES, AND PROPOSED IMPROVEMENTS AND RENOVATIONS, ALL WITHIN A RIVERINE FLOODPLAIN.
18. AN ENVIRONMENTAL VARIANCE MAY BE REQUIRED FOR A FOREST BUFFER VARIANCE.

ZONING HISTORY

1961-5381-XA - SPECIAL EXEMPTION FOR A SERVICE STATION + ZONING VARIANCE FOR A 0' SIDE YARD SETBACK GRANTED BY THE ZONING COMMISSIONER ON OCTOBER 25, 1961.

OPEN SPACE PROPOSAL

LOCAL OPEN SPACE TYPE	ACRES
ACTIVE OPEN SPACE	0.12
100 YEAR FLOOD PLAIN	6.04
AMENITY AREAS	N/A
TRAILS AND CONNECTORS	0.07
OTHER ^	1.59
TOTAL PROVIDED	7.82
PROPOSED OWNERSHIP	PRIVATE

^ OVER 15% SLOPE

UNDEVELOPED AREAS	ACRES
STORM WATER MANAGEMENT	0.33
HOA/COA AREAS	N/A
OTHER	N/A
TOTAL PROVIDED	8.15

50 0 50 100

SCALE: 1" = 50'

ENVIRONMENTAL INFORMATION

EXISTING	NOT EXISTING	FIELD DELINEATED	FIELD VERIFIED	
X			X	TOPOGRAPHY AND STREET GRADES (MIN 5 FOOD CONTOUR APPROPRIATELY LABELS)
X			X	SLOPES GREATER THAN 25%
X			X	100 YEAR FLOODPLAIN
X			X	SOILS MAPPED ACCORDING TO SOIL SURVEY, BALTIMORE COUNTY, MARYLAND
X			X	STREAMS, SEEPS, PONDS OR OTHER WATER BODIES SHOWN ON SITE AND WITHIN 200 FEET OF SITE DOUNDARIES
	X		X	WETLANDS
X				FOREST BUFFER LIMITS INCLUDING ADJUSTMENTS FOR STEEP SLOPES AND/OR ERODIBLE SOILS
X		X	X	LAND COVER ON AND WITHIN 200 FEET OF SITE
	X		X	SIGNIFICANT REGULATED PLANT OR WILDLIFE COMMUNITIES
	X		X	WELLS ON SITE AND WITHIN 100 FEET OF SITE
	X		X	SEPTIC ON SITE AND WITHIN 100 FEET OF SITE
	X			UNDERGROUND FUEL TANKS ON SITE AND WITHIN 100 FEET OF SITE
	X			SOIL EVALUATION TESTS (PERC TESTS) PERFORMED: YES ___ NO _X_ DATE
				SITE WITHIN 500 FEET OF MAJOR HIGHWAY: YES ___ NO _X_ **IF YES, NOISE ASSESSMENT REQUIRED**

SITE DEVELOPMENT PROPOSAL

USE	PROPOSED UNITS	SQUARE FOOTAGE	PARKING REQUIRED	PARKING PROVIDED	AVERAGE DAILY TRIPS
APARTMENT	190	146,458	*	+	760
RESTAURANT	N/A	5,872 SF	*	+	570
MUSEUM	N/A	1,693 SF	*	+	305
RETAIL	N/A	4,897 SF	*	+	250

* PURSUANT TO SECTION 409. 6. A. 1. ¢ 409. 6. A. 2. TO THE BCZR, NO PARKING SPACES ARE REQUIRED FOR BUILDINGS (RESIDENTIAL ¢ RESTAURANTS CONTRIBUTING TO THE HISTORIC CHARACTER OF AN AREA, IF SUCH BUILDINGS HAVE BEEN DESIGNATED ON THE NATIONAL REGISTER TO HISTORIC PLACES AND ARE LOCATED WITHIN A B.L.- C.C.C DISTRICT.

+ 63 GARAGE SPACES, 240 SITE SPACES (303 TOTAL PARKING SPACES)

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C1	21°28'24"	984.93'	369.13'	N 30°14'56" W	366.98'	186.76'
C2	41°00'46"	496.83'	355.64'	N 40°01'07" W	348.09'	185.82'
C3	11°30'02"	540.10'	108.41'	S 56°32'24" E	108.23'	54.39'

SITE DATA

EXISTING ZONING AND MAXIMUM DENSITY PERMITTED

ZONE	ACRES	GROSS ACRES	DWELLING UNITS ALLOWED	UNITS PROPOSED
BL-CCC	4.50	5.27±	UNLIMITED	190

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	
X		LOCATION OF EXISTING BUILDING WITHIN 200 FT. OF SITE BOUNDARIES
X		LOCATION OF EXISTING ROADS WITHIN 200 FT. OF SITE BOUNDARIES
X		DESIGNATED HISTORIC SITES
	X	DESIGNATED ARCHEOLOGICAL SITES
X		SIGNIFICANT VIEWS
	X	SIGNIFICANT FEATURES (SPECIMEN TREES, BUILDINGS, STREETSCAPES, ETC.)
X		LAND USE ON AND WITHIN 200FT. OF SITE
X		ROADS RIGHTS-OF-WAY AND EASEMENTS

EXISTING BUILT CONDITIONS

EXISTING	NOT EXISTING	IN CONFORMANCE	
X		X	BALTIMORE COUNTY MASTER PLAN 2020
	X	X	COMMUNITY OR REVITALIZATION PLANS
X		X	RECREATION AND PARKS PLAN
	X		STREETSCAPE PLAN
X		X	GREENWAYS PLAN
X		X	WESTERN BALTIMORE COUNTY PEDESTRIAN AND BICYCLE PLAN

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. 36725, EXPIRATION DATE: 2126123.

DESIGN AND DRAWING BASED ON MARYLAND
COORDINATGE SYSTEM (MCS)
HORIZ - NAD 83.91, VERT. - NAVD 88

MAJ-2021-00002
PAI #01-0616

DAFT McCUNE WALKER INC

501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SITE CONSTRAINTS PLAN

ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

MCS

SEAL

JARED L. BARNHEART
36725
19 MAR 2021

DATE	BY	REVISIONS

ISSUE DATES

REVIEW:	03/19/2021
BID:	
PERMIT:	
CONSTRUCTION:	
BASE:	AL
DRAWN:	AL
DESIGNED:	
CHECKED BY:	JLB
DATE CHECKED:	
SCALE:	1"=50'
PROJECT NO:	17046.B0
DRAWING:	1 of 3

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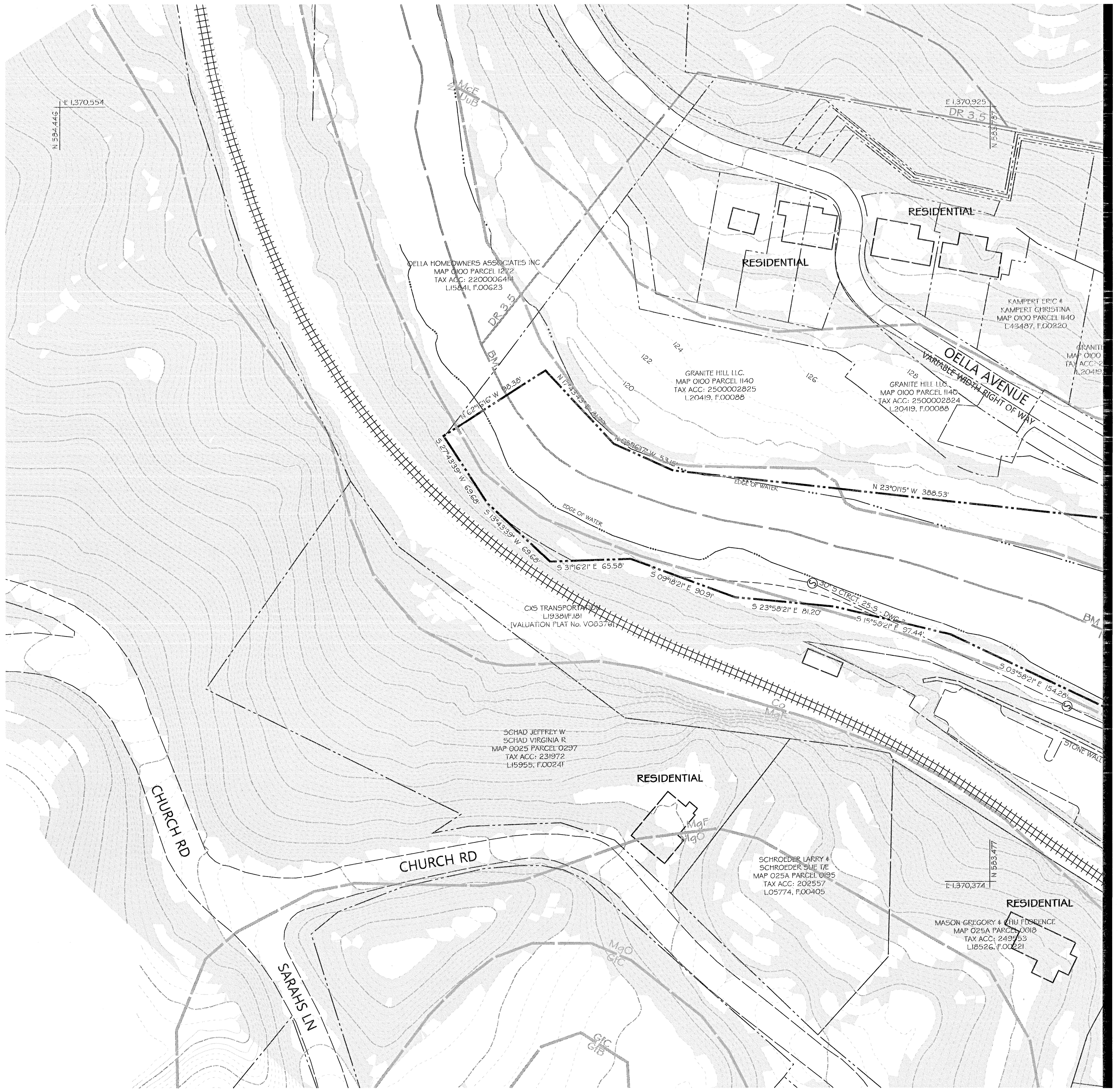
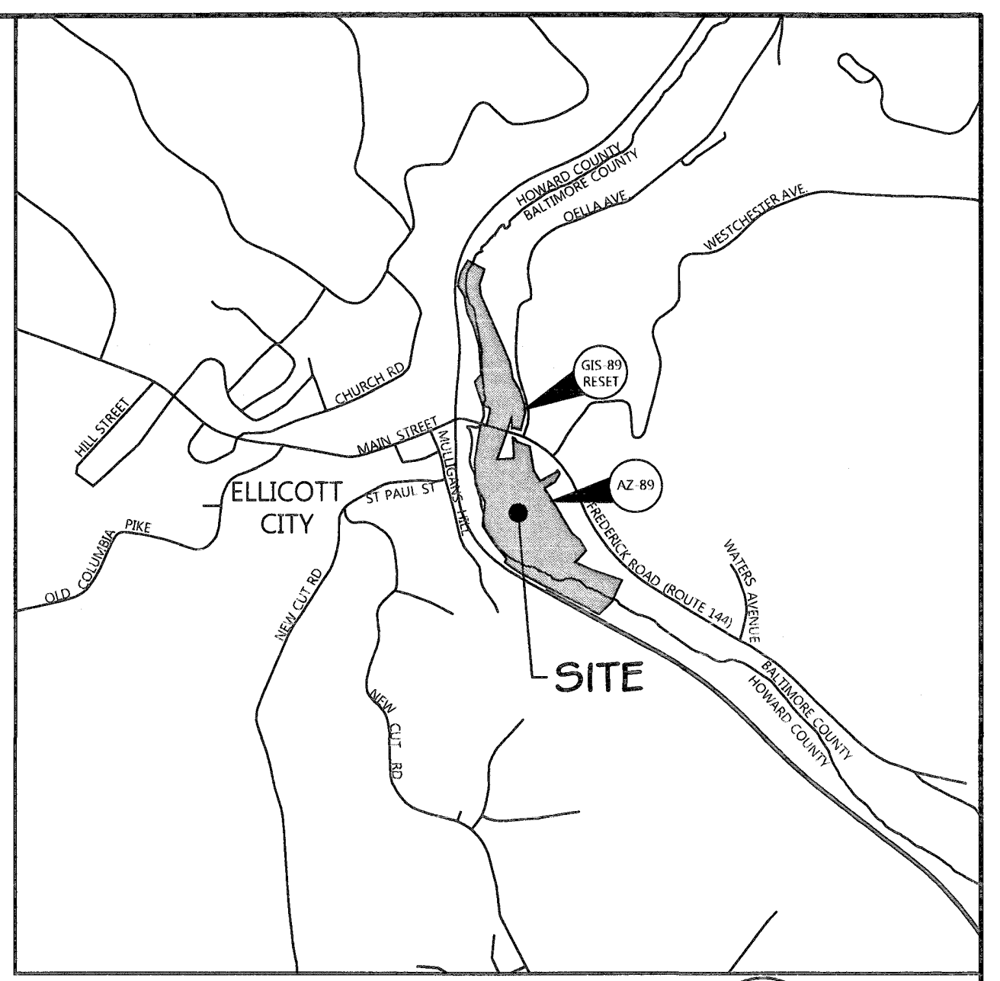

E 1,370,554
N 584,446
McF
UuB
E 1,370,925
DR 3.5
N 583,737
RESIDENTIAL
RESIDENTIAL
OELLA HOMEOWNERS ASSOCIATES INC
MAP 0100 PARCEL 1272
TAX ACC: 2200006414
L.15841, F.00623
DR 3.5
BM
KAMPERT ERIC &
KAMPERT CHRISTINA
MAP 0100 PARCEL 1140
L.43487, F.00220
GRANITE HILL LLC.
MAP 0100 PARCEL 1140
TAX ACC: 2500002825
L.20419, F.00088
GRANITE HILL LLC.
MAP 0100 PARCEL 1140
TAX ACC: 2500002824
L.20419, F.00088
OELLA AVENUE
VARIABLE WIDTH RIGHT OF WAY
120
122
124
126
128
N 62°15'16" W 98.38'
N 17°43'43" E 81.72'
N 05°16'17" W 53.15'
N 23°01'15" W 388.53'
S 27°43'39" W 69.68'
S 13°43'39" W 69.68'
S 31°16'21" E 65.58'
S 09°18'21" E 90.91'
S 23°58'21" E 81.20'
S 15°58'21" E 97.44'
S 03°58'21" E 154.28'
EDGE OF WATER
EDGE OF WATER
30" S CTRCT. 25-S - DWG.
BM
CXS TRANSPORTATION
L.19381/F.181
[VALUATION PLAT No. V08376]
Co
MgF
STONE WALL
SCHAD JEFFREY W
SCHAD VIRGINIA R
MAP 0025 PARCEL 0297
TAX ACC: 231972
L.15955, F.00241
RESIDENTIAL
MgF
MgO
CHURCH RD
CHURCH RD
SARAHS LN
SCHROEDER LARRY &
SCHROEDER SUE T/E
MAP 025A PARCEL 0195
TAX ACC: 202557
L.05774, F.00405
E 1,370,374
N 583,477
RESIDENTIAL
MASON GREGORY & CHU FLORENCE
MAP 025A PARCEL 0018
TAX ACC: 249553
L.18526, F.00221
MgO
GfC
GfC
GfB
MATCHLINE SHT. 1

50 0 50 100

SCALE: 1" = 50'


HOWARD COUNTY
BALTIMORE COUNTY
OELLA AVE.
WESTCHESTER AVE.
CHURCH RD
HILL STREET
MAIN STREET
MULLIGANS HILL
GIS-89 RESET
AZ-89
ELLICOTT CITY
ST PAUL ST
OLD COLUMBIA PIKE
NEW CUT RD
NEW CUT RD
FREDERICK ROAD (ROUTE 144)
WATERS AVENUE
BALTIMORE COUNTY
HOWARD COUNTY
SITE

VICINITY MAP

SCALE: 1" = 1,000'

BENCHMARKS:

NAME:	NORTHING:	EASTING:	ELEV:
GIS-89 RESET	583222.79	1370771.67	125.44
AZ-89	582859.79	1370996.40	127.89

LEGEND

PROPERTY BOUNDARY
ADJACENT LOT LINE
120 EX. MAJOR CONTOUR
118 EX. MINOR CONTOUR
EX. BUILDING
EX. ROAD
EX. CURB
EX. SIDEWALK
EX. CHAINLINK FENCE
EX. RAILROAD
STREAM CENTERLINE
STREAM EDGE
UuB / W SOILS
DR 2 / DR 1 ZONES
E EX. ELECTRIC
OH EX. OVERHEAD LINE
EX. WATER LINE
G EX. GAS LINE
EX. STORM DRAIN
EX. SEWER LINE
STEEP SLOPES ≥ 25%
25' FLOODPLAIN BUFFER
FLOODPLAIN
EX. GRAVEL PATH
EX. TREE LINE
EX. TREE

MAJ-2021-00002
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DAFT McCUNE WALKER INC

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SITE CONSTRAINTS PLAN

ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

MCS

SEAL

JARED L. BARNHART
36725

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DESIGN AND DRAWING BASED ON MARYLAND
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DATE	BY	REVISIONS

ISSUE DATES

REVIEW: 03/19/2021
BID: ____
PERMIT: ____
CONSTRUCTION: ____
BASE: AL
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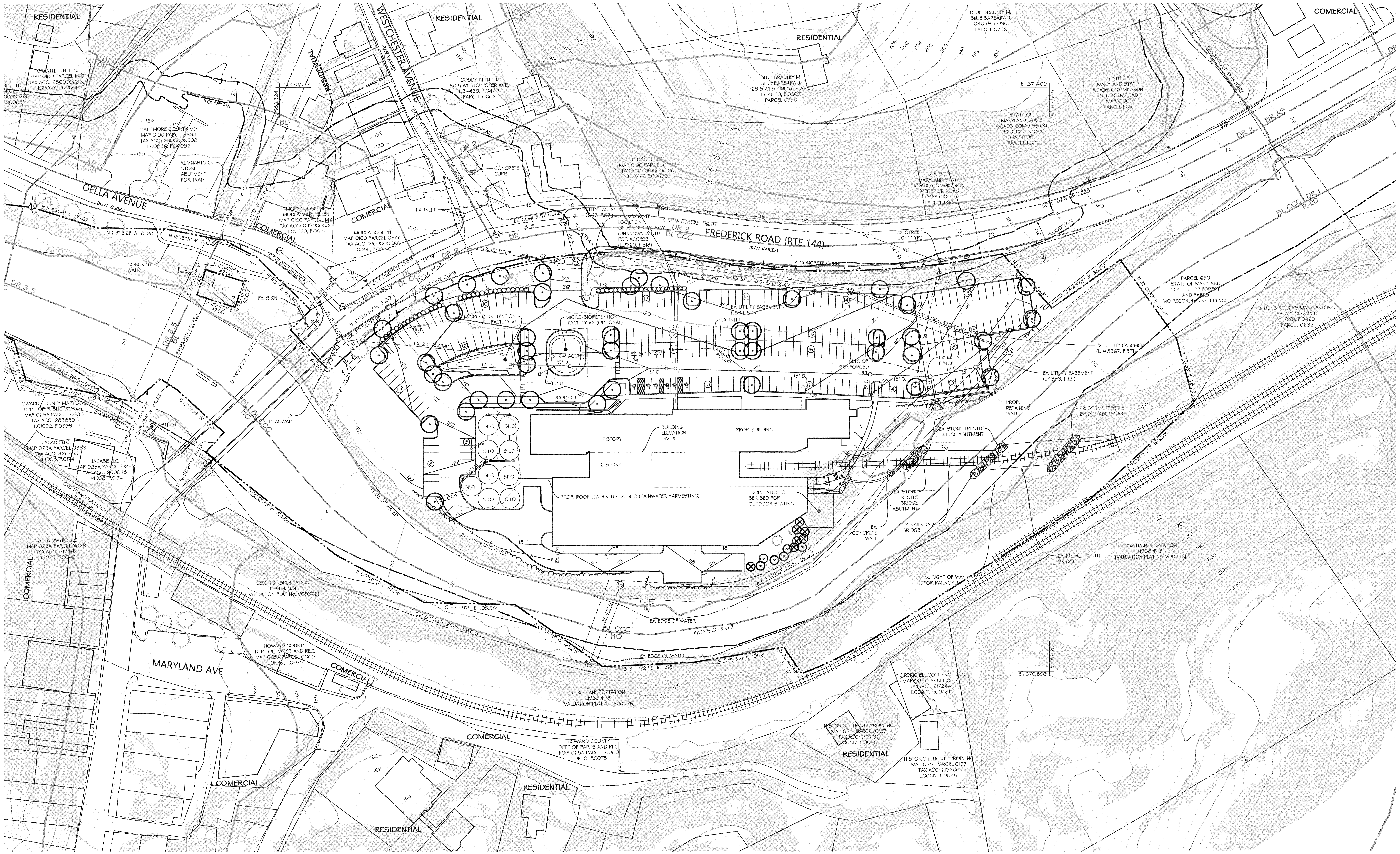
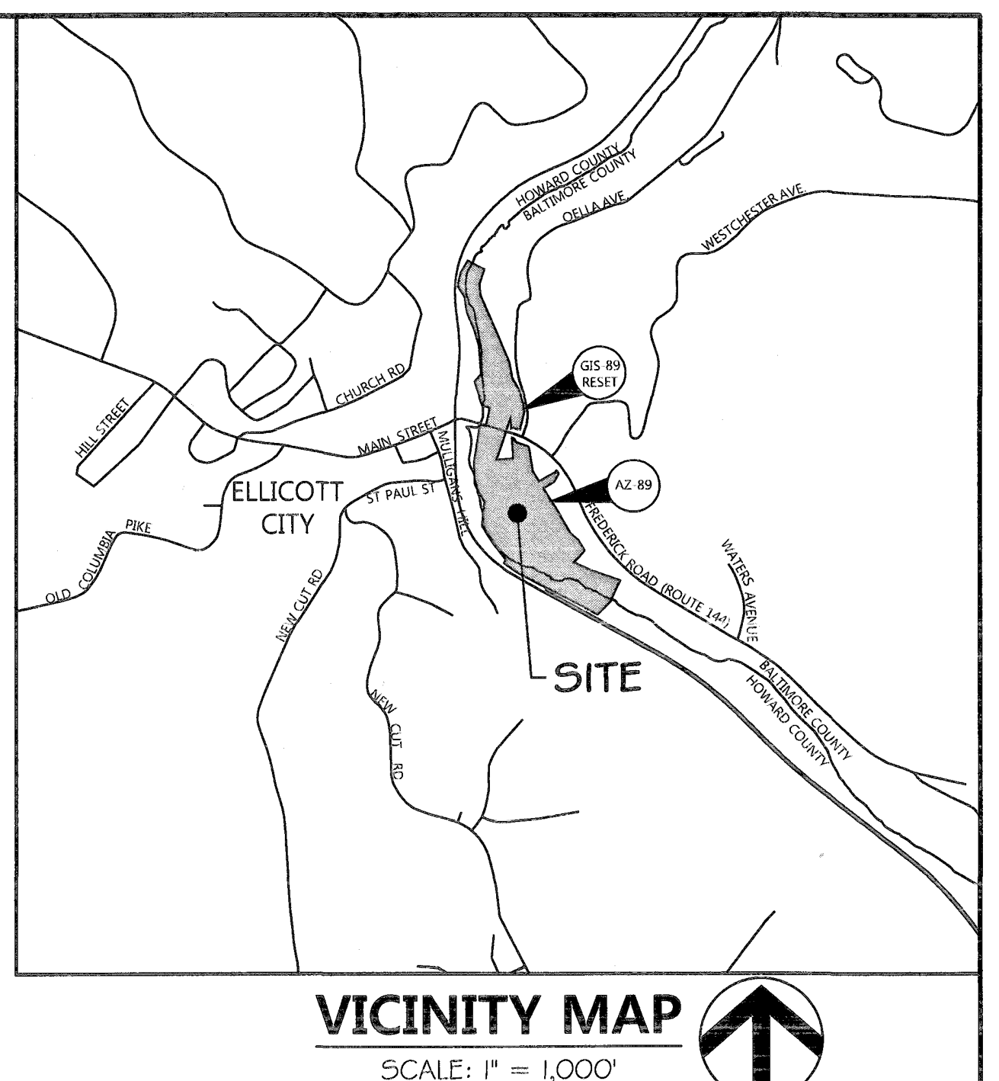
SCALE: 1"=50'
PROJECT NO: 17046.B0
DRAWING:

2 of 3


RESIDENTIAL
COMERCIAL
WESTCHESTER AVENUE
OELLA AVENUE
FREDERICK ROAD (RTE 144)
(R/W VARIES)
MARYLAND AVE
PATAPSCO RIVER
EX. EDGE OF WATER
CSX TRANSPORTATION
7 STORY
2 STORY
PROP. BUILDING
BUILDING ELEVATION DIVIDE
SILO
PROP. ROOF LEADER TO EX. SILO (RAINWATER HARVESTING)
PROP. PATIO TO BE USED FOR OUTDOOR SEATING
MICRO-BIORETENTION FACILITY #1
MICRO-BIORETENTION FACILITY #2 (OPTIONAL)
DROP OFF
EX. STONE TRESTLE BRIDGE ABUTMENT
EX. RAILROAD BRIDGE
EX. METAL TRESTLE BRIDGE
EX. CONCRETE WALL
RETAINING WALL
EX. UTILITY EASEMENT
EX. RIGHT OF WAY FOR RAILROAD
FLOODPLAIN
REMNANTS OF STONE ABUTMENT FOR TRAIN
CONCRETE WALK
CONCRETE CURB
EX. CHAIN LINK FENCE
EX. INLET
EX. HEADWALL
EX. SIGN
STEPS
PARCEL 630 STATE OF MARYLAND FOR USE OF FOREST AND PARKS (NO RECORDING REFERENCE)
WILKINS ROGERS MARYLAND INC.
HISTORIC ELLICOTT PROP. INC
HOWARD COUNTY DEPT OF PARKS AND REC.
STATE OF MARYLAND STATE ROADS COMMISSION
ELLICOTT LLC
BLUE BRADLEY M.

SCALE: 1" = 50'


ELLICOTT CITY
SITE
BALTIMORE COUNTY
HOWARD COUNTY
NEW CUT RD

VICINITY MAP

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LEGEND

- PROPERTY BOUNDARY
- ADJACENT LOT LINE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- EX. BUILDING
- EX. ROAD
- EX. CURB
- EX. SIDEWALK
- EX. CHAINLINK FENCE
- EX. RAILROAD
- STREAM CENTERLINE
- STREAM EDGE
- SOILS
- ZONES
- EX. ELECTRIC
- EX. OVERHEAD LINE
- EX. WATER LINE
- EX. GAS LINE
- EX. STORM DRAIN
- EX. SEWER LINE
- STEEP SLOPES ≥ 25%
- PRELIMINARY BALTIMORE CO. FOREST BUFFER
- FLOODPLAIN
- EX. GRAVEL PATH
- EX. TREE LINE
- EX. TREE
- PROP. MAJOR CONTOUR
- PROP. MINOR CONTOUR
- PROP. CURB
- PROP. SIDEWALK
- PROP. TREE
- PROP. LANDSCAPE
- BUILDING ELEVATION DIVIDE

REQUIRED LANDSCAPING - ELLICOTT MILL SCHEMATIC LANDSCAPE PLAN

KEY	ELEMENT	TYPE	RATE	LINEAR FT.	Rate	PLANTING UNITS (PU)
Condition A: Street Frontage and Streetscape						
A-1	ADJACENT ROAD		1PU/40	800	40	20.00
A-2	INTERIOR ROAD		1PU/20	575	20	28.75
					Subtotal:	**48.75**
Condition B: Parking Lots						
NAME PARKING LOT						
B-1	ADJACENT ROAD	Class B	1PU/15 FT	640	15	42.67
B-4	PARKING LOT INTERIOR		1PU/12 SPACES	240	12	20.00
					Subtotal:	**62.67**
Condition H: Dumpsters and Ground-Mounted HVAC						
H-1	DUMPSTER SCREEN	Class A	1PU/15 LF	50	15	3.33
H-2	HVAC SCREEN	Class A	1PU/15 LF	50	15	3.33
					Subtotal:	**6.67**
Condition P: Historic Structures and Areas						
	SEE LANDSCAPE MANUAL					
Condition Q: Scenic Routes and Views						
	SEE LANDSCAPE MANUAL					
Condition R: Open Space						
	SEE LANDSCAPE MANUAL					
GROSS TOTAL OF REQUIRED PLANTING UNITS						**118.08**
Credit for Preservation of Exisisting Trees						
TS	TREES TO BE SAVED (3" CAL. AND GREATER)		2PU / TREE	18	(2.00)	(36.00)
SS	SHRUBS TO BE SAVED (3' HGT. AND GREATER)		.2PU / SHRUB	151	(0.20)	(30.20)
NET TOTAL OF REQUIRED PLANTING UNITS						**51.80**
PARKING LOT INTERIOR GREEN SPACE REQUIREMENT (7%)			**Parking Area (SF)**	**7%**	**Green Space (SF)**	
					Required	**Provided**
P-1			78,165	7%	5,471	5582.00
P-2						
P-3						
	TOTAL AREA					

LANDSCAPE PLANTINGS PROVIDED PLANT TYPES	PLANT QNTY.	PLANT UNITS
DECIDUOUS MAJOR TREES (1 TREE = 1 PU)	46	46.00
DECIDUOUS MINOR TREES (2 TREES = 1 PU)	6	3.00
EVERGREEN TREES (2 TREES = 1 PU)	7	3.50
SHRUBS (5 SHRUBS = 1 PU)	62	12.40
GROUND COVERS (500 SF.T = 1 PU)		
PERENNIALS (20 - 1 QT = 1 PU)		
GRASSES/SEDGES (10 - 1 GAL = 1 PU)		
TOTAL PROPOSED		**64.90**

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P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

SITE CONSTRAINTS & SCHEMATIC LANDSCAPE PLAN

ELLICOTT MILL

27 FREDERICK ROAD
ELLICOTT CITY, MD 21043

1st. ELECTION DISTRICT
1st. COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND

MCS

SEAL

JARED L. BARNHART
36725

DATE	BY	REVISIONS

ISSUE DATES

REVIEW: 03/19/2021
BID:
PERMIT:
CONSTRUCTION:
BASE: AL
DRAWN: AL
DESIGNED:
CHECKED BY: JLB
DATE CHECKED:
SCALE: 1"=50'
PROJECT NO: 17046.B0
DRAWING:

3 of 3