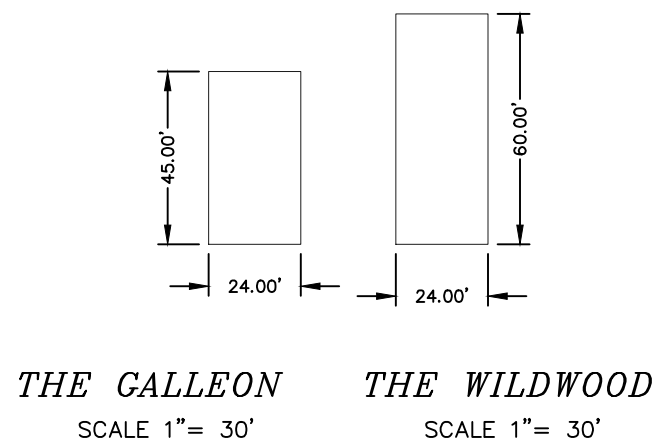
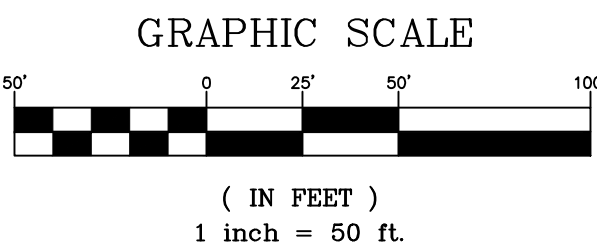
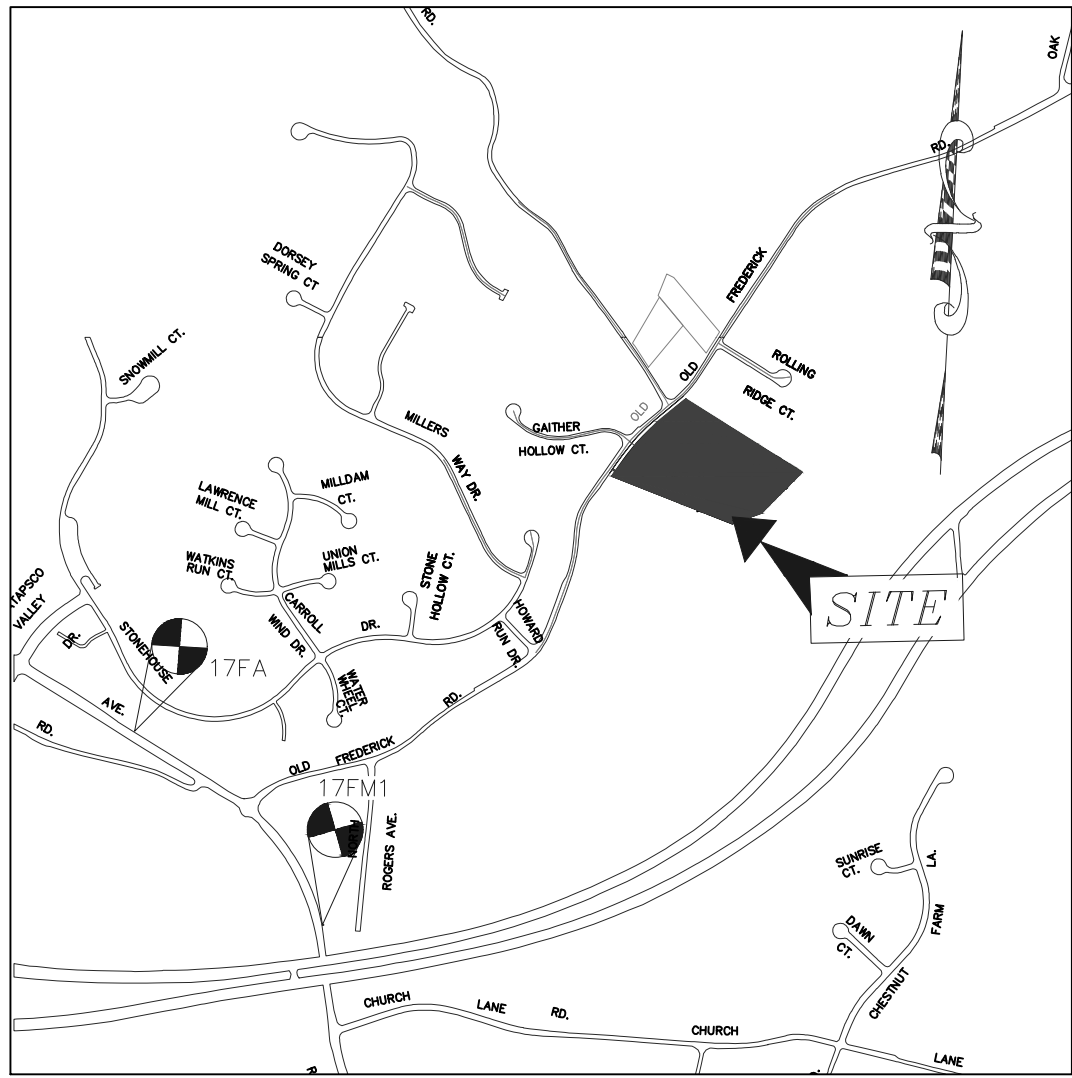




CONDITIONAL USE NOTES:

- PROPOSED USE: AGE-RESTRICTED ADULT HOUSING (SEC. 131.0.N.1.)
 - A. PROPOSED STRUCTURE TYPE: SINGLE FAMILY DETACHED, SINGLE FAMILY SEMI-DETACHED AND SINGLE FAMILY ATTACHED
 - B. GROSS AREA: 7.88 ACRES
 - C. 25% STEEP SLOPES AREA= 1.15 ACRES
 - D. NET AREA= 7.88-1.15=6.74 ACRES
 - E. MAXIMUM NUMBER OF UNITS ALLOWED=6.74x4=26 UNITS
 - F. MAXIMUM DENSITY: 26 UNITS PER ACRE
 - G. PROPOSED DENSITY: 3.3 UNITS PER ACRE
 - H. REQUIRED OPEN SPACE: 35% = 2.76 ACRES ±
 - I. PROVIDED OPEN SPACE: 69% = 5.35 ACRES ±
 - J. NO ACCESSORY BUSINESS USES ARE PROPOSED.
 - K. REQUIRED AREA OF COMMUNITY CENTER AT 20 S.F. PER UNIT, 560 S.F.
 - L. **PROPOSED AREA OF COMMUNITY CENTER: 560 S.F. (PART OF THE FIRST FLOOR OF EX. HISTORIC HOUSE)
 - M. NO LOADING OR TRASH AREAS ARE PROPOSED. STANDARD HOUSEHOLD CONTAINERS TO BE USED.
 - N. PROJECT PROVIDES EXTENSIVE BUFFERS TO THE ADJACENT DEVELOPMENT. IN ADDITION, THE PROPOSED BUILDINGS ARE COMPATIBLE IN SCALE AND CHARACTER WITH THE RESIDENTIAL DEVELOPMENTS IN THE VICINITY. SETBACKS TO EXISTING LOTS MEETS OR EXCEEDS REQUIREMENTS.
 - O. THE DEVELOPMENT WILL BE IN ONE (1) PHASE.
 - P. THE AGE RESTRICTION REQUIREMENT WILL BE ENFORCED THROUGH THE CONDOMINIUM/HOMEOWNER ASSOCIATION COVENANTS AND AS REQUIRED BY HOWARD COUNTY.
 - Q. ALL COMMON AREAS AND RELATED IMPROVEMENTS WILL BE MANAGED BY THE CONDOMINIUM ASSOCIATION.
 - R. ALL BUILDINGS SHALL CONFORM TO THE UNIVERSAL DESIGN FOR THE AGE-RESTRICTED POPULATION.
 - S. THE PROJECT SHALL CONFORM TO HOWARD COUNTY'S MODERATE INCOME HOUSING REQUIREMENTS.
 - T. PROPERTY IS LOCATED WITHIN THE PLANNED SERVICE AREA. PUBLIC WATER AND SEWER WILL BE UTILIZED.
 - U. DEVELOPMENT COMPLIES WITH BULK REGULATION AS STIPULATED IN SECTION 131.0.N.1.A.(7)
 - V. PARKING REQUIREMENT:
- | USE | PARKING REQUIRED | NO OF UNITS | TOTAL REQUIRED | PROVIDED |
|---------------------|---------------------|----------------|----------------|----------|
| SINGLE FAMILY UNITS | 2.3 SPACES PER UNIT | 26 | 59.80 | 104 |
| COMMUNITY BUILDING | 10 PER 1000 SQ.FT. | 560.00 SQ. FT. | 6 | 6 |
- LIGHTING SHALL BE IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS. IT SHALL BE SHIELDED TO ENSURE THAT IT DOES NOT IMPACT ADJACENT PROPERTIES.
 - THIS PROJECT IS PROPOSED TO BE A CONDOMINIUM REGIME. IT MAY BE CONVERTED TO FEE SIMPLE LOTS IF DEEMED APPROPRIATE BY DEVELOPER.
 - PRIVATE ROAD WILL BE CONSTRUCTED IN ACCORDANCE WITH HOWARD COUNTY PUBLIC ROAD STANDARDS.
 - ALL DRIVEWAYS AND ROADWAYS ONSITE AND OFFSITE WILL BE ASPHALT. SIDEWALKS ONSITE AND OFFSITE WILL BE CONCRETE.



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- THIS SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- USES:
 - EXISTING : RESIDENTIAL
 - PROPOSED: RESIDENTIAL
- SITE ANALYSIS DATA:
 - ADDRESS: 8501 & 8507 OLD FREDERICK RD ELLICOTT CITY 210433
 - TAX MAP: 18 GRID: 07 PARCEL: 19 LOTS 1 & 2
 - ELECTION DISTRICT: FIRST
 - DEED REFERENCE: LOT 1 15989/ 00418 & LOT 2 15989/ 00418
 - TAX ID:
 - LOT 1 1402377357
 - LOT 2 1402221683
 - AREA: 7.88 AC.±
 - TOTAL NUMBER OF UNITS: 26 PROPOSED:
 - 1 SINGLE FAMILY DETACHED
 - 10 SINGLE FAMILY SEMI ATTACHED
 - 15 SINGLE FAMILY ATTACHED
 - DPZ FILES: F-95-097
- PROJECT BOUNDARY IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT MARCH, 2025 BY MILDENBERG, BOENDER & ASSOC. AND RECORDED PLAT NO. 11729
- TOPOGRAPHY SHOWN IS BASED ON HOWARD COUNTY ARIEL TOPOGRAPHY AND WAS FIELD VERIFIED BY MILDENBERG, BOENDER & ASSOC., INC. IN MARCH 2025 TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
- PROJECT IS NOT SUBJECT TO THE FOREST CONSERVATION ACT. FOREST CONSERVATION REQUIREMENTS SATISFIED UNDER F-95-097. FOREST CONSERVATION EASEMENT RECORDED UNDER PLAT 11779.

LEGEND

- EXISTING FOREST CONSERVATION
- PROPOSED PAVMENT
- PAVERS
- SLOPES 25% AND GREATER
- CONCRETE SIDEWALK

CONDITIONAL USE EXHIBIT
PROPOSED SITE PLAN

DANIELS MILL OVERLOOK

8507 OLD FREDERICK RD, ELLICOTT CITY, 21043

TAX MAP:18 PARCEL: 19 GRID:007 BLOCK: ZONING:R-20
2ND ELECTION DISTRICT - HOWARD COUNTY



MBA
ENGINEERS PLANNERS SURVEYORS

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



PROFESSIONAL CERTIFICATION

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

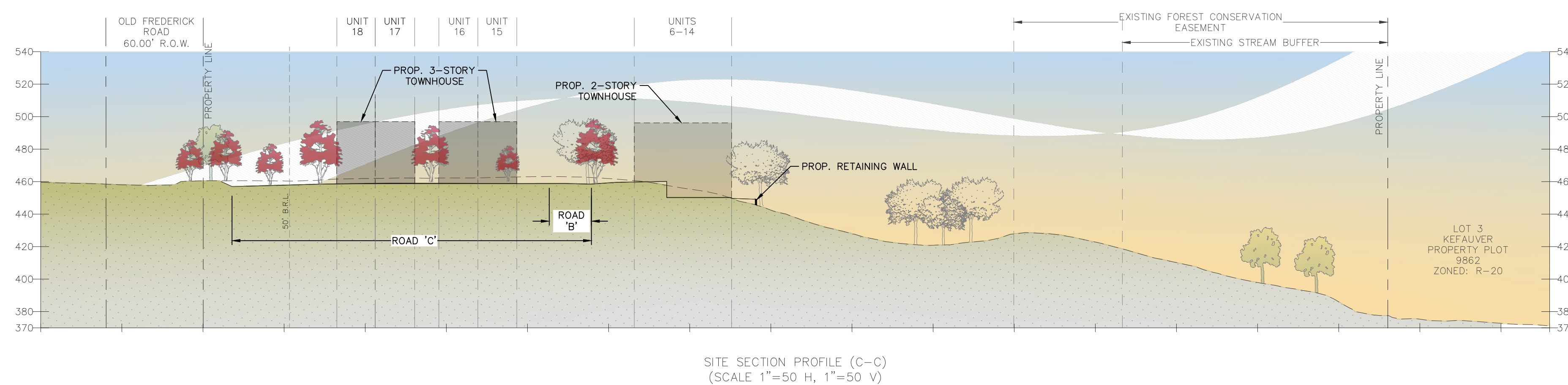
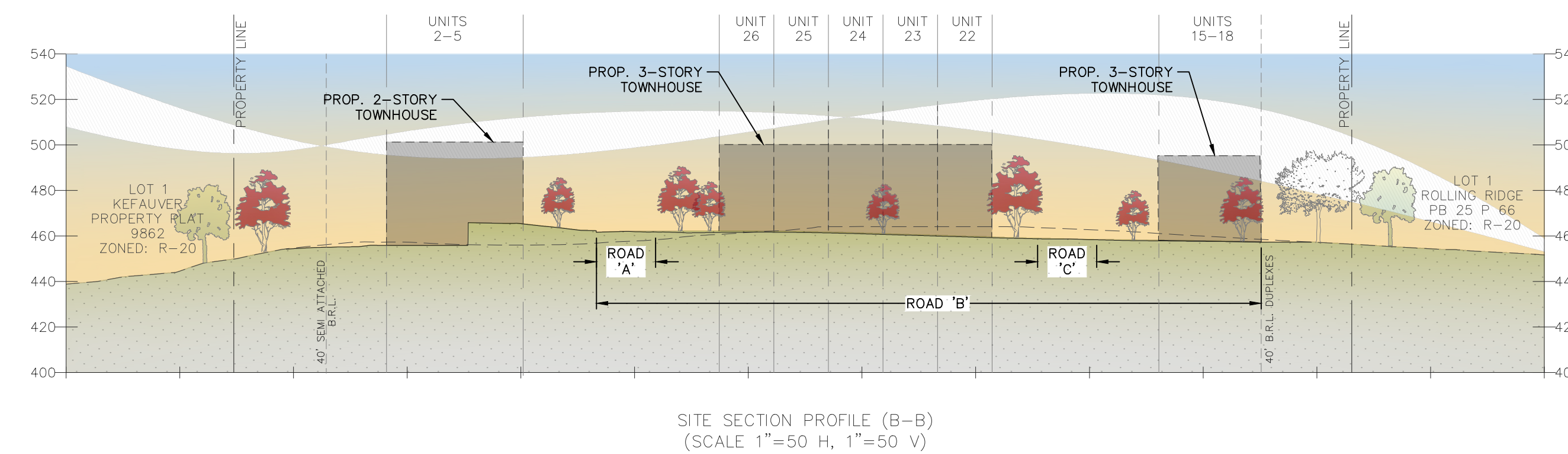
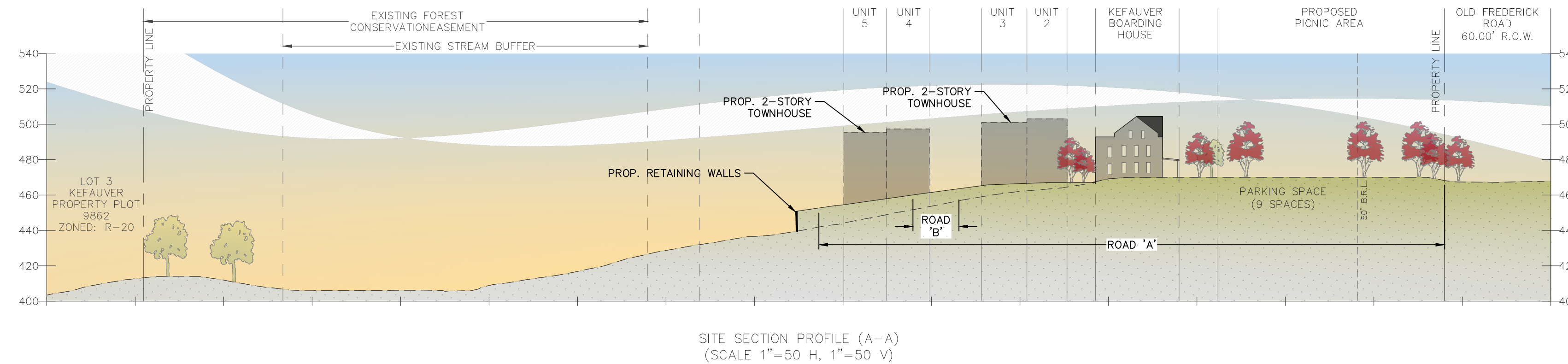
NAME: SAMER A. ALONER, P.E.
DATE: _____

PROJECT: 25-004
DATE: 07.25.2025

ILLUSTRATION: ENGINEERING

SCALE: NTS

APPROVAL: _____



PICTURE OF 2 STORY TOWNS

COUNCIL

CHRISTOPHER DECARLO
210 W. PENNSYLVANIA AVENUE,
SUITE 500, TOWSON, MD, 21204
PHONE: 4104946226
EMAIL: CMDECARLO@VENABLE.COM

OWNER

CHRISTOPHER DECARLO
210 W. PENNSYLVANIA AVENUE,
SUITE 500, TOWSON, MD, 21204
PHONE: 4104946226
EMAIL: CMDECARLO@VENABLE.COM

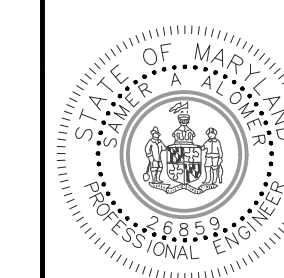
WELLHAM JOHN IGNATIUS
REP.: MARJORIE ANN BAVIS
502 S HAMMONDS FERRY RD
LINTHICUM HEIGHTS, MD 21090

CONDITIONAL USE EXHIBIT

PROPOSED BUILDING ELEVATIONS AND FACADE & SITE SECTIONS

DANELS MILL OVERLOOK
HOWARD COUNTY

TAX MAP:18 PARCEL: 19 GRID: BLOCK:007 ZONING:R-20
FIRST ELECTION DISTRICT - HOWARD COUNTY



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. _____
EXP DATE _____

SAMER A. ALOMER, P.E.

PROJECT	DATE
5-004	07.25.2025
ILLUSTRATION	ENGINEERING

REGISTRATION	ENGINEERING
SCALE 1"=50'	APPROVAL

4 OF 6

