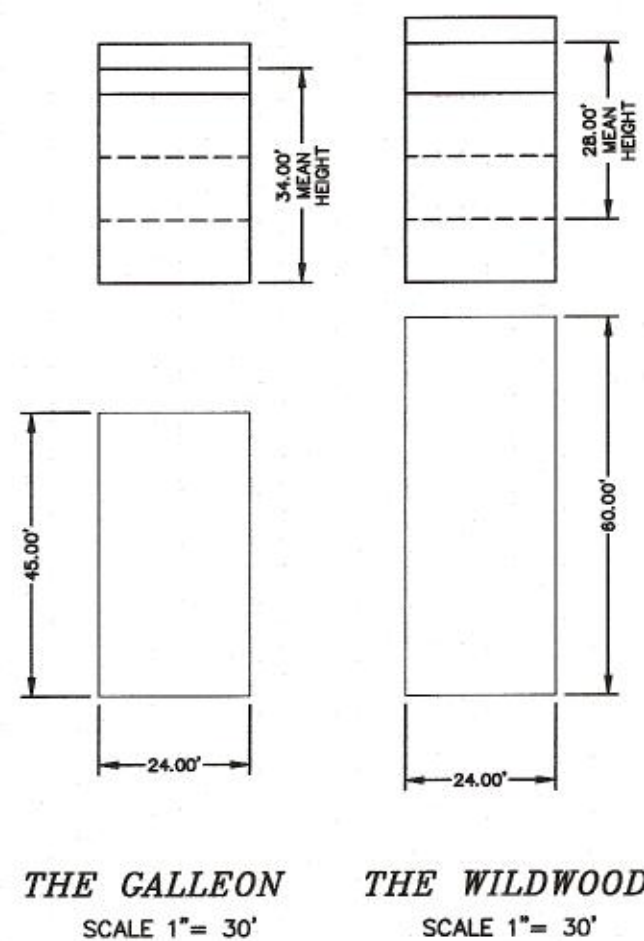
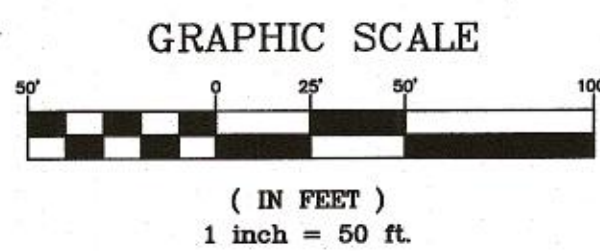


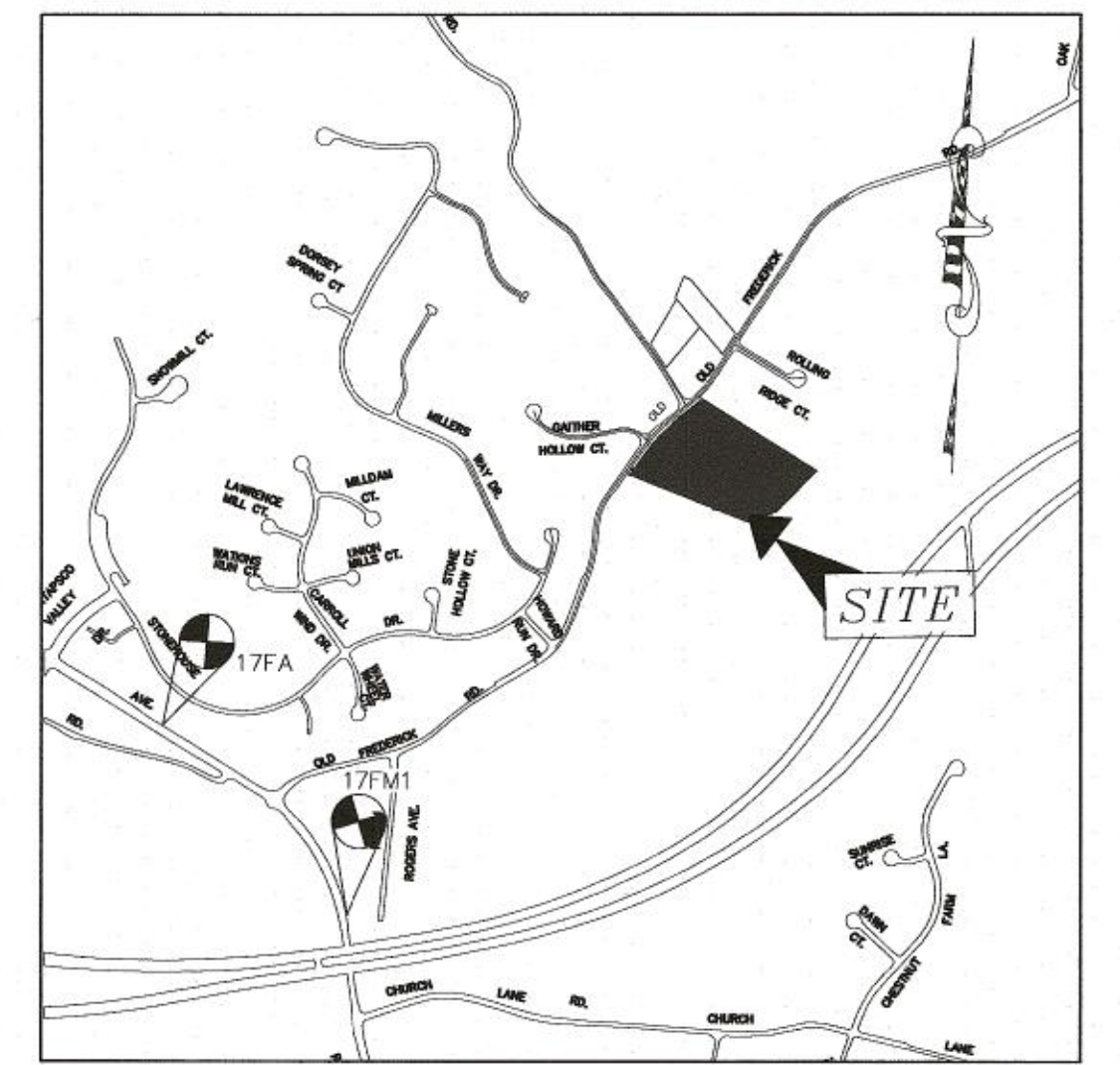


CONDITIONAL USE NOTES:

- PROPOSED USE: AGE-RESTRICTED ADULT HOUSING (SEC. 131.0.0.1.1)
 - PROPOSED STRUCTURE TYPE: SINGLE FAMILY DETACHED, SINGLE FAMILY SEMI-DETACHED AND SINGLE FAMILY ATTACHED
 - GROSS AREA: 7.88 ACRES
 - 25% STEEP SLOPES AREA: 1.15 ACRES
 - AREA OF FLOODPLAIN: 0.00 ACRES
 - NET AREA: 7.88-1.15=6.74 ACRES
 - MAXIMUM NUMBER OF UNITS ALLOWED: 6.74X4=28 UNITS
 - NUMBER OF UNITS PROPOSED: 28 UNITS
 - MAXIMUM DENSITY: 4 UNITS PER NET ACRE
 - PROPOSED DENSITY: 3.3 UNITS PER ACRE
 - REQUIRED OPEN SPACE: 33% = 2.78 ACRES ±
 - PROVIDED OPEN SPACE: 60% = 5.35 ACRES ±
 - NO ACCESSORY BUSINESS USES ARE PROPOSED.
 - REQUIRED AREA OF COMMUNITY CENTER AT 20 S.F. PER UNIT: 560 S.F.
 - PROPOSED AREA OF COMMUNITY CENTER: 560 S.F. (PART OF THE FIRST FLOOR OF EX. HISTORIC HOUSE)
 - NO LOADING OR TRASH AREAS ARE PROPOSED. STANDARD HOUSEHOLD CONTAINERS TO BE USED.
 - PROJECT PROVIDES EXTENSIVE BUFFERS TO THE ADJACENT DEVELOPMENT. IN ADDITION, THE PROPOSED BUILDINGS ARE COMPATIBLE IN SCALE AND CHARACTER WITH THE RESIDENTIAL DEVELOPMENTS IN THE VICINITY. SETBACKS TO EXISTING LOTS MEETS OR EXCEEDS REQUIREMENTS.
 - THE DEVELOPMENT WILL BE IN ONE (1) PHASE.
 - THE AGE RESTRICTION REQUIREMENT WILL BE ENFORCED THROUGH THE CONDOMINIUM/HOMEOWNER ASSOCIATION COVENANTS AND AS REQUIRED BY HOWARD COUNTY.
 - ALL COMMON AREAS AND RELATED IMPROVEMENTS WILL BE MANAGED BY THE CONDOMINIUM ASSOCIATION.
 - ALL BUILDINGS SHALL CONFORM TO THE UNIVERSAL DESIGN FOR THE AGE-RESTRICTED POPULATION.
 - THE PROJECT SHALL CONFORM TO HOWARD COUNTY'S MODERATE INCOME HOUSING REQUIREMENTS.
 - PROPERTY IS LOCATED WITHIN THE PLANNED SERVICE AREA. PUBLIC WATER AND SEWER WILL BE UTILIZED.
 - DEVELOPMENT COMPLETES WITH BULK REGULATION AS STIPULATED IN SECTION 131.0.0.1.1(7)
 - PARKING REQUIREMENT:
- | USE | PARKING REQUIRED | NO OF UNITS | TOTAL REQUIRED | PROVIDED |
|---------------------|---------------------|----------------|----------------|----------|
| SINGLE FAMILY UNITS | 2.3 SPACES PER UNIT | 28 | 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.

LEGEND

- EXISTING FOREST CONSERVATION
- PROPOSED PAVEMENT
- PAVERS
- SLOPES 25% AND GREATER
- CONCRETE SIDEWALK
- PROPOSED ASPHALT ROADS



VICINITY MAP
SCALE: 1"=1000'

GENERAL NOTES:

- THIS SUBJECT PROPERTY IS ZONED R-20 PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
- 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: 28 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.



COUNCIL
CHRISTOPHER DECARLO
210 W. PENNSYLVANIA AVENUE,
SUITE 500, TOWSON, MD, 21204
PHONE: 410-494-6228
EMAIL: CMDECARLO@VENABLE.COM

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

CONDITIONAL USE EXHIBIT PROPOSED SITE PLAN

DANELS MILL OVERLOOK

8507 OLD FREDERICK RD, ELLICOTT CITY, 21043
TAX MAP: 18 PARCEL: 19 GRID: 007 BLOCK: ZONING: R-20
FIRST ELECTION DISTRICT - HOWARD COUNTY



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

PROFESSIONAL CERTIFICATION		PROJECT	DATE
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		25-004	09.03.2025
SAMI A. ALOMER, P.E.		ILLUSTRATION	ENGINEERING
		SCALE	APPROVAL
		NTS	



AERIAL PLAN



KEFAUVER BOARDING HOUSE



KEFAUVER BOARDING HOUSE



03/03/2025

BIRDS EYE



GARAGE



SHED



PROJECT ENTRANCE LOOKING EAST



PROJECT ENTRANCE LOOKING WEST



PROJECT ENTRANCE LOOKING NORTH

COUNCIL
CHRISTOPHER DECARLO
210 W. PENNSYLVANIA AVENUE,
SUITE 500, TOWSON, MD, 21204
PHONE: 410.494.6226
EMAIL: CMDECARLO@VENABLE.COM

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

CONDITIONAL USE EXHIBIT
EXISTING AERIAL OVERALL PLAN

DANELS MILL OVERLOOK
HOWARD COUNTY

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

MBA
ENGINEERS PLANNERS SURVEYORS
MILDENBERG, BOENDER & ASSOC., INC.
8318 FORREST STREET - SUITE 300, ELLICOTT CITY, MD 21043
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PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME AND THAT I AM
A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MARYLAND,
LICENSE NO. _____
EXP. DATE _____

SAMER A. ALOMER, P.E. DATE _____

PROJECT
25-004
DATE
09.03.2025
ILLUSTRATION
ENGINEERING
SCALE
1"=50'
APPROVAL



SCHEDULE A : PERIMETER LANDSCAPED EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES	ADJACENT TO ROADS	TOTAL
LANDSCAPE TYPE	A (PERIMETER 1)	A (PERIMETER 2)	A (PERIMETER 3)
LINEAR FEET OF PERIMETER	714.81 LF	461.18 LF	675 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	158.10 EX. FOREST	461.18 EX. FOREST	198.83 EX. FOREST
NUMBER OF PLANTS REQUIRED	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS
NUMBER OF PLANTS PROVIDED	17 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	0 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS	8 SHADE TREES 0 EVERGREEN TREES 0 SHRUBS

PERIMETER LANDSCAPE REQUIREMENT PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
10		PRUNUS SARGENTII OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	SARGENT CHERRY OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2.5'-3' CAL.
10		ACER SACCHARINUM OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	SILVER MAPLE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2.5'-3' CAL.
9		CRATAEGUS CRUSGALLI 'NEMUS' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	THORNLESS COCKSPUR HAWTHORN OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2.5'-3' CAL.
15		CUPRESSUS LEYLANDII OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	LEYLAND CYPRESS OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	5' - 6' HEIGHT
TOTAL			29 SHADE TREES, 15 EVERGREEN TREES	

ADDITIONAL TREES FOR INTERNAL LANDSCAPING

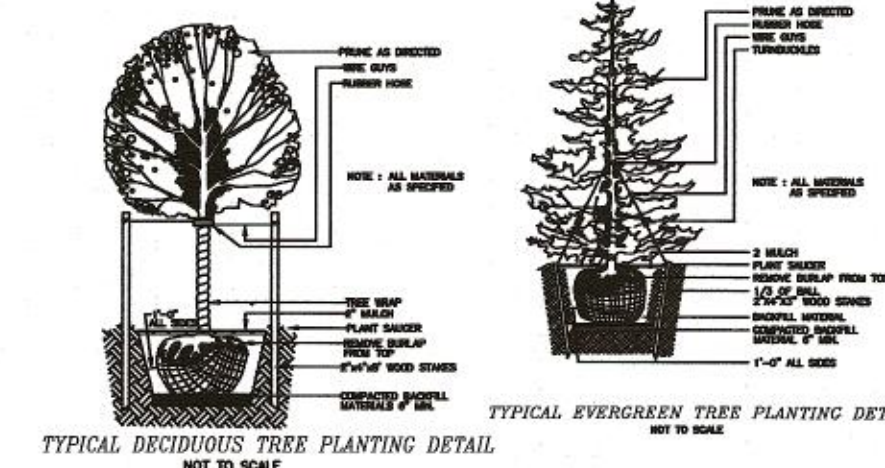
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
1		GYMNOCLADUS DIOICUS OR EQUIVALENT	KENTUCKY COFFEE-TREE OR EQUIVALENT	2.5'-3' CAL.
1		MAGNOLIA GRANDIFLORA OR EQUIVALENT	SOUTHERN MAGNOLIA OR EQUIVALENT	2.5'-3' CAL.

STREET TREE CALCULATIONS

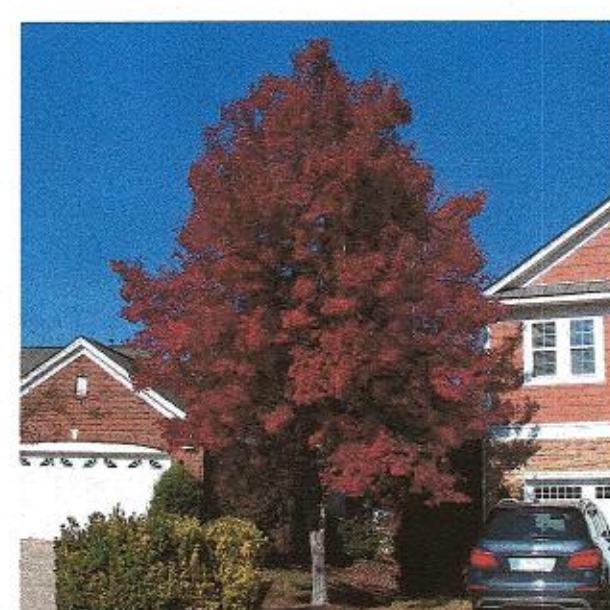
STREET NAME	PERIMETER LENGTH	PLANTING REQUIREMENT	TREES REQUIRED	TREES PROVIDED
OLD FREDERICK ROAD	600 LF.	1 TREE / 40 LF.	15	15

STREET TREE PLANTING SCHEDULE

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
15		ACER RUBRUM 'RED SUNSET' OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	RED SUNSET RED MAPLE OR EQUIVALENT AS OUTLINED IN THE HOWARD COUNTY LANDSCAPE MANUAL	2.5'-3' CAL.
TOTAL			14 STREET TREES	



SOUTHERN MAGNOLIA



RED MAPLE



SARGENT CHERRY



THORNLESS COCKSPUR HAWTHORN



KENTUCKY COFFEE-TREE

COUNCIL

CHRISTOPHER DECARLO
210 W. PENNSYLVANIA AVENUE,
SUITE 500, TOWSON, MD, 21204
PHONE: 410-946-2226
EMAIL: CMDECARLO@VENABLE.COM

OWNER

WELHAM JOHN IGNATIUS
502 S HAMMONDS FERRY RD
LINTHICUM HEIGHTS, MD 21090

**CONDITIONAL USE EXHIBIT
LANDSCAPE PLAN**

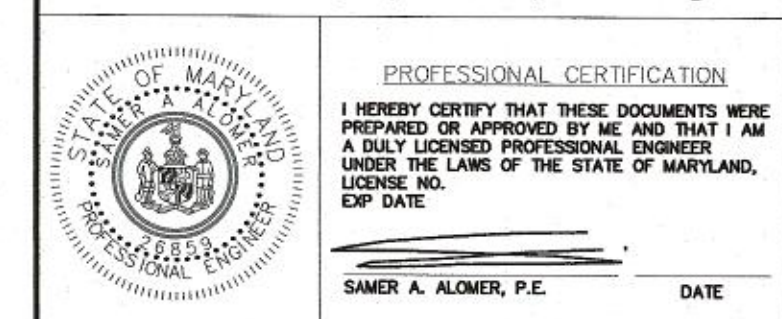
DANIELS MILL OVERLOOK

8507 OLD FREDERICK RD, ELLICOTT CITY, 21043

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



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PROJECT	25-004	DATE	09.03.2025
ILLUSTRATION	ENGINEERING		
SCALE	NTS	APPROVAL	



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CONDITIONAL USE EXHIBIT
VARIOUS RENDERINGS

DANIELS MILL OVERLOOK
HOWARD COUNTY

TAX MAP: 18 PARCEL: 19 GRID: BLOCK: 007 ZONING: R-20
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