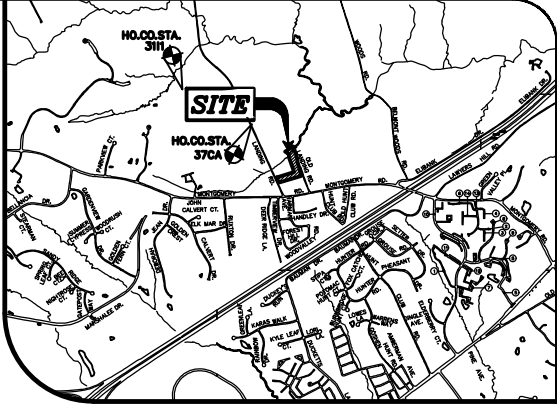


GENERAL NOTES:

1. THE PROJECT (SITE) CONSISTS OF PORTIONS OF LOTS 1 AND 2. THE TWO PARCELS WILL BE RECONFIGURED TO CREATE A 3.11 AC± (SITE) AND ONE LOT ENCOMPASSING THE EXISTING HOUSE.
- SITE DATA:
ADDRESS: 5775 LANDING ROAD, ELKCRIDGE MD 21075
LOCATION : TAX MAP: 37 - GRID: 06 - PARCEL 66
ZONING : R-ED (DEVELOPING AS R-20)
ELECTION DISTRICT : FIRST
DEED REFERENCE : 3962/387, 8581/224
AREA OF TRACT : 3.10 ACRES
EXISTING USE: SINGLE FAMILY DETACHED DWELLINGS.
2. PROPOSED USE: AGE-RESTRICTED ADULT HOUSING (SEC. 131.N.1.)
A. PROPOSED STRUCTURE TYPE: MULTIPLEX UNITS (SINGLE FAMILY ATTACHED)
B. MAXIMUM NUMBER OF UNITS ALLOWED: 3 UNITS.
C. MAXIMUM DENSITY: 1 UNITS PER NET ACRE.
D. THE DEVELOPMENT CONFORMS TO ALL THE BULK REGULATIONS OF THE "R-20" DISTRICT OR SECTION 131.N.1. OF THE ZONING REGULATION, WHICHEVER IS MORE STRINGENT. SETBACK FROM RESIDENTIAL LOTS REQUIRED: 30'
E. PROVIDED: >30'
SETBACK FROM PUBLIC ROAD REQUIRED: 40' (R-20)
F. PROVIDED: >40'
G. REQUIRED OPEN SPACE: 50% = 1.55 ACRES.
H. PROVIDED OPEN SPACE: 52% = 1.55 ACRES ±.
I. NO ACCESSORY BUSINESS USES ARE PROPOSED.
J. COMMUNITY SPACE: NOT REQUIRED; THIS DEVELOPMENT IS LESS THAN 5 MULTIPLEX DWELLING UNIT BUILDINGS.
K. NO LOADING OR TRASH AREAS ARE PROPOSED. STANDARD HOUSEHOLD CONTAINERS TO BE USED.
L. PROJECT PROVIDES EXTENSIVE BUFFERS TO THE ADJACENT DEVELOPMENT, IN ADDITION THE PROPOSED BUILDINGS ARE COMPATIBLE IN SCALE AND CHARACTER WITH THE RESIDENTIAL DEVELOPMENT IN THE VICINITY. SETBACKS TO EXISTING LOTS EXCEEDS REQUIREMENTS.
M. THE DEVELOPMENT WILL BE IN ONE (1) PHASE.
N. THE AGE RESTRICTION REQUIREMENT WILL BE ENFORCED THROUGH THE CONDOMINIUM ASSOCIATION COVENANTS AND AS REQUIRED BY HOWARD COUNTY.
O. ALL COMMON AREAS AND RELATED IMPROVEMENTS WILL BE MANAGED BY THE CONDOMINIUM ASSOCIATION.
P. ALL BUILDINGS SHALL CONFORM TO THE UNIVERSAL DESIGN FOR THE AGE-RESTRICTED POPULATION.
Q. THE PROJECT SHALL CONFORM TO HOWARD COUNTY'S MODERATE INCOME HOUSING REQUIREMENTS.
3. PROPERTY IS LOCATED WITHIN THE PLANNED SERVICE AREA. PUBLIC WATER AND SEWER WILL BE UTILIZED.
4. ALL OF THE PROPOSED DWELLINGS SHALL BE APPROPRIATE FOR THE AGE-RESTRICTED POPULATION AND SHALL INCLUDE DESIGN FEATURES THAT INCORPORATE UNIVERSAL DESIGN PRINCIPALS TO BE ACCESSIBLE TO OR ADAPTABLE FOR RESIDENTS WITH LIMITED MOBILITY AND OTHER AGE RELATED FUNCTIONAL LIMITATION. ALL UNITS MUST HAVE THE FOLLOWING FEATURES:
A. NO-STEP ACCESS TO THE FRONT ENTRANCE.
B. 36" WIDE FRONT DOOR WITH EXTERIOR LIGHTING OF THE ENTRANCE.
C. ALL EXTERIOR DOORWAYS AT LEAST 32" WIDE.
D. HALLWAYS AT LEAST 36" WIDE.
E. COMPLETE LIVING AREA INCLUDING MASTER BEDROOM & BATH ON FIRST FLOOR.
F. LEVER HANDLES ON INTERIOR AND EXTERIOR DOORS.
G. BLOCKING FOR GRAB BARS IN BATHROOM WALLS NEAR TOILET AND SHOWER.
H. SLOPES OF RAMPS ON THE EXTERIOR OF UNITS SHALL BE IN ACCORDANCE WITH CURRENT HOWARD COUNTY REGULATIONS.
5. BUILDING HEIGHTS NOT TO EXCEED 34'.
6. BUILDING NET AREA LIMITED TO: 5,000 SQ. FT.
BUILDING NET AREA PROPOSED: 5,000 SQ. FT.
7. PARKING REQUIREMENT:
PARKING SPACES REQUIRED: 12X14+12X0.3 = 16
PARKING SPACES PROVIDED: = 24 (1 GARAGE AND 1 DRIVEWAY SPACES PER UNIT)
PARKING FOR GUEST: 4
TOTAL SPACES PROVIDED: 24
8. LIGHTING SHALL BE IN ACCORDANCE WITH HOWARD COUNTY REGULATIONS. IT SHALL BE SHIELDED TO ASSURE THAT IT DOES NOT IMPACT ADJACENT PROPERTIES.
9. THIS PROJECT IS PROPOSED TO BE A CONDOMINIUM REGIME. IT MAYBE CONVERTED TO FEE SIMPLE LOTS IF DEEMED APPROPRIATE BY DEVELOPER.



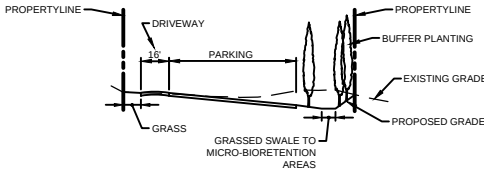
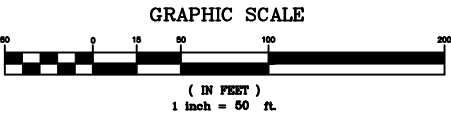
VICINITY MAP
SCALE = 1" = 1000'
ADC MAP 4936, GRID J-4

NAME OF THE PETITIONER

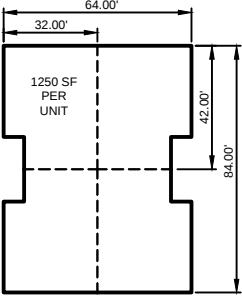
KIMMEL'S ENCLAVE LLC
JACOB HIKMAT
7350-B GRACE DRIVE
COLUMBIA, MD 21044
410-997-0296

OWNER

JACKY L. KIMMEL
5991 CYPRESS SPRINGS RD
ELKCRIDGE MD 21075



SITE SECTION A-A
1"=50' HORIZONTAL
1"=10' VERTICAL



NET AREA PER BUILDING = 5000 SF

BUILDING FOOTPRINT
SCALE 1"= 30'

MILDENBERG,
BOENDER & ASSOC., INC.
Engineers Planners Surveyors
7350-B Grace Drive, Columbia, Maryland 21044
(410) 997-0296 Tel. (410) 997-0298 Fax.

KIMMEL'S ENCLAVE
HOWARD COUNTY, MARYLAND
SITE PLAN

project	date	NOV., 2020	approval	MM
20-023	illustration	TMH	scale	1"=30'
			description	
			revisions	