

SHEET INDEX table with columns SHEET NO. and DESCRIPTION. Rows 1-9 listing various plan sheets like TITLE SHEET, OVERALL SITE PLAN, DEMOLITION PLAN, etc.

AMENDED SKETCH PLAN
ELKRIDGE CROSSING II
LOTS 1 THRU 187, OPEN SPACE LOTS 188 THRU 197
AND PARCELS 'A' THRU 'C'

ZONING: CAC-CLI (CORRIDOR ACTIVITY CENTER) DISTRICT
TAX MAP No. 38 GRID Nos. 2 & 3 PARCEL No. 38
PARCELS 'B-1', 'D-1' & PART OF
BULK PARCEL 'F'

ROADWAY INFORMATION CHART table with columns ROAD NAME, CLASSIFICATION, DESIGN SPEED, and R/W WIDTH. Lists roads like BHARAT WAY, EMALY JANE LANE, MUGAT WAY, etc.

RESIDENTIAL PARKING TABULATION table showing total residential parking required (512) and provided (651) for townhouses and apartments, including details on spaces per unit and garage requirements.

COMMERCIAL PARKING TABULATION table showing total commercial parking required (64) and provided (64) for commercial buildings, including details on spaces per 1,000 sq.ft.

MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING table with columns for Total Number of Lots/Units Proposed, Number of MIHU Required, etc.

TOWNHOUSE LOTS 72-79 & 184-187 ARE ONE CAR GARAGE UNITS. NOTE: Per Section 133.0.D.2 of Howard County Zoning Regulations, failure to use garages for parking vehicles may result in fines of \$250.00 to \$500.00 from the H.O.A.

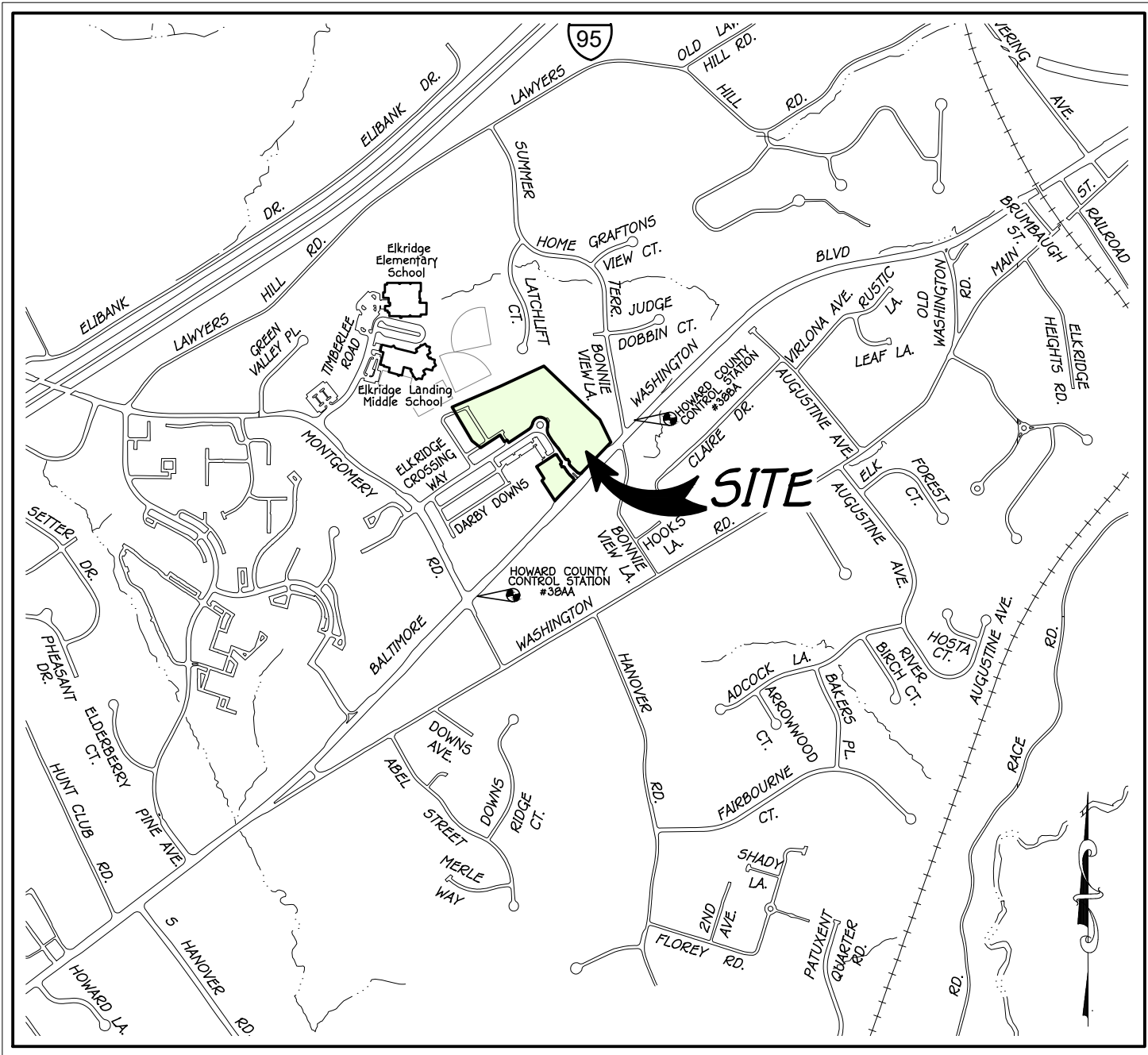
DENSITY CHART table with columns PROJECT, TRACT AREA, STEEP SLOPES, FLOODPLAIN, NET TRACT AREA, UNITS ALLOWED, UNITS PROVIDED, AREA OF COMMERCIAL REQUIRED, and AREA OF COMMERCIAL PROVIDED.

LEGEND table with columns SYMBOL and DESCRIPTION. Includes symbols for existing pavement, existing access easment, existing private utility easement, etc.

DENSITY 206/288 = 71.5%

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 13.33 AC.±
B. LIMIT OF DISTURBED AREA = 13.99 AC.±
C. PRESENT ZONING DESIGNATION = CAC-CLI
D. PROPOSED USE: RESIDENTIAL SINGLE FAMILY ATTACHED
E. PREVIOUS HOWARD COUNTY FILES: 5-04-011, S0P-04-017, WP-04-043, F-04-187, etc.



REFER TO HOWARD CO. ADC MAP 35-E1
VICINITY MAP
SCALE: 1" = 1200'

FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

ADDRESS CHART table with columns PARCEL and ADDRESS. Lists parcels B-1, D-1, and F with their respective addresses on Washington Boulevard.

SKETCH PLAN / AMENDED SKETCH PLAN SUMMARY CHART table with columns PLAN, TRACT AREA, NET TRACT AREA, UNITS PROVIDED, AREA OF COMMERCIAL PROVIDED, DENSITY, and AMENITY AREA PROVIDED.

GENERAL NOTES

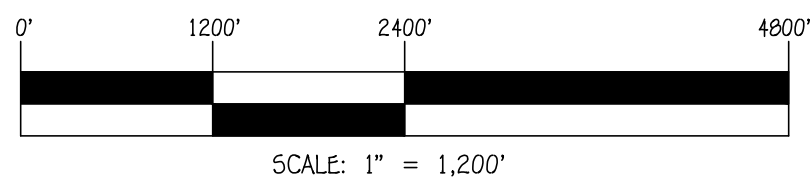
- 1. SUBJECT PROPERTY ZONED CAC-CLI PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
2. SITE ANALYSIS
a. ZONING = CAC-CLI
b. GROSS AREA OF TRACT = 13.33 AC.±
c. PART OF PARCEL "F" = 3.827 AC.
d. OVERALL PARCEL "F" = 5.69 AC.
e. AREA OF FLOODPLAIN = 0.00 AC.±
f. AREA OF STEEP SLOPES (GREATER THAN 25%) = 1.80 AC.±
g. NET AREA OF TRACT = 11.53 AC.±
h. AREA OF FLOODPLAIN = 0.00 AC.±
i. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS = 5-04-011, S0P-04-017, WP-04-043, F-04-187, WP-04-150, etc.

THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.



Paul G. Cavanaugh 5/15/24 Date

Paul G. Cavanaugh, P.E. Date 5/15/24
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. 27020, Expiration Date 1-25-28.



TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY. Includes signature of Linda Eisinger, Planning Director, dated 6/12/2024.

OWNER: CHETAN B. MEHTA, BENEFICIARY OF THE CHETAN MEHTA IRREVOCABLE TRUST, 5192 TALBOTS LANDING, ELLICOTT CITY, MARYLAND 21046, 443-285-9563

DEVELOPER: ELKRIDGE DEVELOPERS, LLC, 5192 TALBOTS LANDING, ELLICOTT CITY, MD 21046, 443-285-9563

AMENDED SKETCH PLAN TITLE SHEET
ELKRIDGE CROSSING II
LOTS 1 THRU 187, OPEN SPACE LOTS 188 THRU 197 AND PARCELS 'A' THRU 'C'
TAX MAP No. 38 GRID NOS. 2 & 3 PARCEL NO. 38
ZONED CAC-CLI
PREVIOUS HOWARD COUNTY FILES: SEE NOTE 2E
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY 15, 2024
SHEET 1 OF 9