SKIDTOH PLAN

FIKRIDGE CROSSING II

LOTS 1 THRU 158 AND PARCEL 'G'

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 **CLASSIFICATION** R/W WIDTH PRIVATE ROAD NA PRIVATE ROAD 25 M.P.H. NA 25 MPH PRIVATE ALLEY NA ROAD 'D' PRIVATE ALLEY 25 M.P.H. NA ROAD 'E' PRIVATE ROAD 25 M.P.H. NA ROAD 'F' PRIVATE ROAD 25 M.P.H. NA ROAD 'G' PRIVATE ROAD 25 M.P.H. NA ROAD 'H' PRIVATE ROAD 25 M.P.H. NA PRIVATE ALLEY 25 M.P.H. ROAD ' NA STRATMAN STOP PRIVATE ROAD 25 M.P.H. NA DANIEL JOHN DRIVE PRIVATE ROAD 25 M.P.H. NA ELKRIDGE CROSSING WAY PRIVATE ROAD 25 M.P.H. NA DOCTOR PATEL DRIVE PRIVATE ROAD 25 M.P.H. NA COBURN COURT PRIVATE ROAD 25 M.P.H. NA KATE COLE LANE PRIVATE ROAD 25 M.P.H. NA

RESIDENTIAL PARKING TABULATION OTAL RESIDENTIAL PARKING REQUIRED: 484 PARKING SPACES TOWNHOUSES: 2 SPACES PER UNIT 150 UNITS X 2 = 316 PARKING SPACES OVERFLOW PARKING 0.5 PER UNIT

114 UNITS X 0.5 = 57 PARKING SPACES

CONDOMINIUMS: 2 SPACES PER UNIT

40 UNITS X 2 = 96 PARKING SPACES

OVERFLOW PARKING 0.3 PER UNIT

40 UNITS X 0.3 = 15 PARKING SPACES TOTAL RESIDENTIAL PARKING PROVIDED: 528 PARKING SPACES OWNHOUSES.

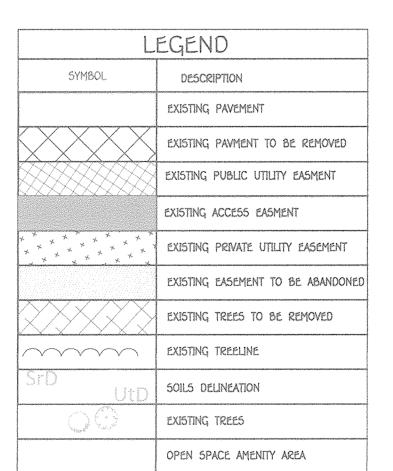
GARAGES (114 SINGLE) = 114 PARKING SPACES
GARAGES (44 DOUBLE) = 88 PARKING SPACES
DRIVEWAY (158 SINGLE) = 158 PARKING SPACES
OVERFLOW PARKING = 168 PARKING SPACES

TOTAL RESIDENTIAL PARKING PROVIDED FOR ENTIRE ELKRIDGE CROSSING COMMUNITY: 1,142 SPACES (ELKRIDGE CROSSING SDP-06-078: 544 SPACES) + (ELKRIDGE CROSSING II: 598 SPACES)

COMMERCIAL PARKING TABULATION TOTAL COMMERCIAL PARKING REQUIRED: 70 PARKING SPACES DAYCARE(1 UNIT x 10,000 SqFt x 3.0 SPACES / 1,000 SqFt.)
RETAIL (1 UNIT x 8,000 SqFf x 5.0 SPACES / 1,000 SqFf.) TOTAL COMMERCIAL PARKING PROPOSED: 70 PARKING SPACES

MODERATE INCOME HOUSING U ALLOCATION EXEMPTIONS T	
Total Number of Lots/Units Proposed (Elkridge Crossing II)	158
Number of MIHU Required	31
Number of MIHU Provided Onsite (exempt from APFO allocations)	31
Number of APFO Allocations Required (remaining lots/units)	0
MIHU Fee-in-Lieu (indicate lot/unit numbers)	0

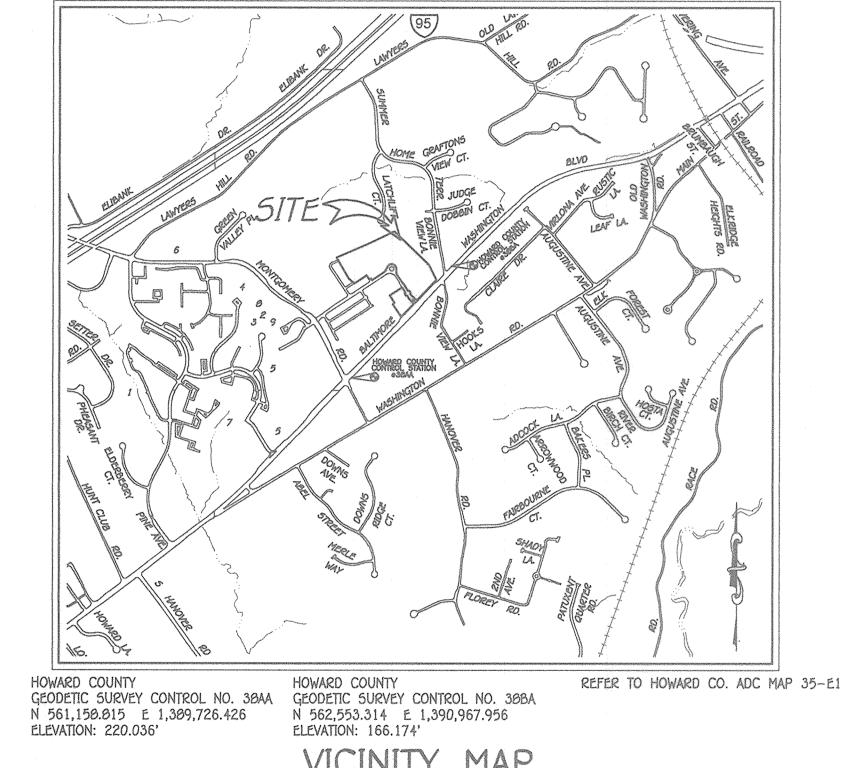
DENSITY CHART									
PROJECT	TRACT AREA	STEEP SLOPES	FLOODPLAIN	NET TRACT AREA	UNITS ALLOWED	UNITS PROVIDED	AREA OF COMMERCIAL REQUIRED	AREA OF COMMERCIAL PROVIDED	
ELKRIDGE CROSSING (ORIGINAL DEVELOPMENT)	26.420 AC. 5-04-011)	1	0.00 AC. (5-04-011)	26.130 AC. (26.420 - 0.29) (5-04-011)	653 (26.138 X 25) (5-04-011)	220 120 - (5DP-04-017) 92- (5DP-06-070)	25,347 5q.F†. (426 X .85 X 70) (5-04-011)	19,320 54.F†. 19,320-(5DP-04-017) 0 - (5DP-06-070)	
ELKRIDGE CROSSING II	13.33 AC.	1.80 AC.	0.00 AC.	11.53 AC. (13.33 - 1.80)	288 (11.53 X 25)	206	12,257 5q.F†. (206 X .&5 X 70)	17,900	



SITE ANALYSIS DATA CHART

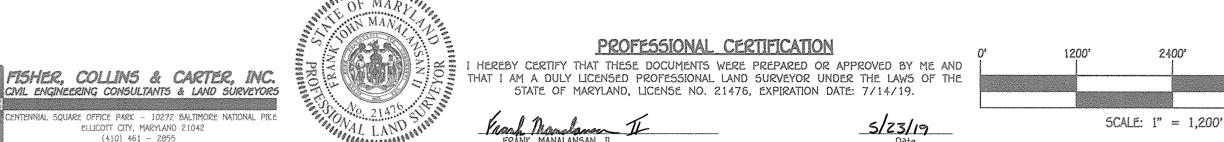
- LIMIT OF DISTURBED AREA = 13.99 Ac. ±
- (PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- PREVIOUS HOWARD COUNTY FILES: 5-04-011, 5DP-04-017, WP-04-043, F-04-187, WP-04-150, F-06-013, F-06-005, F-05,-100, F-07-132, F-00-067, 5DP-07-055, F-08-192, 5DP-06-078, WP-11-042, WP-13-010, WP-14-062, F-12-001, WP-15-075, AND ECP 19-032.
- TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC TOTAL AREA OF SLOPES IN EXCESS OF 25% = 1.00 AC+
- TOTAL AREA OF EXISTING FOREST = 0.0 AC. TOTAL IMPERVIOUS AREA = 3.37 AC * (WITHIN LOD,
- EXCLUDES EXISTING IMPERVIOUS) AREA OF ERODIBLE SOILS = 5.59 AC=

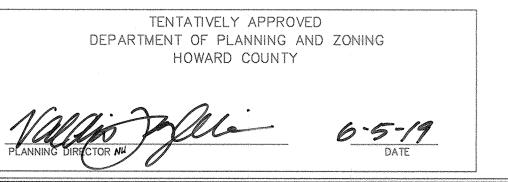
- TOTAL AREA OF THIS SUBMISSION = 13.33 AC. ±. (SWM BASED ON LOD)
- PRESENT ZONING DESIGNATION = CAC-CLI PROPOSED USE: RESIDENTIAL SINGLE FAMILY ATTACHED
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC. * TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.33 AC. =



FIRST BURCHION DISTRICT HOWARD COUNTY, MARYLAND

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.





- SUBJECT PROPERTY ZONED CAC-CLI PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
- a. ZONING = CAC-CLI b. GROSS AREA OF TRACT = 13.33 AC. ± B-1 = 3.836 Ac.
- D-1 = 5.671 Ac. PART OF PARCEL 'F' = 3.827 Ac. (OVERALL PARCEL 'F' = 5.69 Ac.)

AREA OF FLOODPLAIN = 0.00 AC. *

- AREA OF STEEP SLOPES (GREATER THAN 25%) = 1.80 AC± c. NET AREA OF TRACT = 11.53 AC. #
- d. AREA OF PROPOSED PUBLIC ROAD = 0.00 AC* e. PROPOSED DENSITY:
 - TOTAL NUMBER OF UNITS ALLOWED: (11.53 Ac. X 25 UNITS/AC) = 200 UNITS TOTAL NUMBER OF UNITS PROPOSED = 206 (150 TOWNHOUSES AND 40 CONDOMINIUMS)
 - TOTAL AREA OF COMMERCIAL REQUIRED = (426 UNITS X 85% X 70 54Ft PER UNIT = 25,347 54Ft) BASED ON OVERALL AREA OF ELKRIDGE CROSSING PROJECT
 - TOTAL AREA OF COMMERCIAL PROVIDED = 17,900 SqFt ELKRIDGE CROSSING II (BUILDING 'E' CONTAINING 7,900 SQFT. OF RETAIL AND BUILDING 'D' CONTAINING 10,000 SQFT. OF DAY CARE)
 - TOTAL AREA OF COMMERCIAL PREVIOUSLY PROVIDED = 19,320 SqFt. (14,120 SqFt. of OFFICES and 5,200 of RETAIL) TOTAL AREA OF COMMERCIAL PROVIDED = 37,220 Sq.Ft.
- TOTAL NUMBER OF MIHU REQUIRED: (206 X .15) = 31 UNITS TOTAL NUMBER OF MIHU PROVIDED: 31 UNITS
- f. PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS = 5-04-011, SDP-04-017, WP-04-043, F-04-107, WP-04-150, F-06-013, F-06-005. F-05-100, F-07-132. F-00-067, 50P-07-055, F-00-192, 50P-06-070, WP-11-042, WP-13-010,
- WP-14-062, F-12-001, WP-15-075 AND ECP-19-032.
- q. OPEN SPACE TABULATION (AMENITY AREA) a. AREA OF AMENITY AREA REQUIRED: (26.428 Ac. x 10%) = 2.64 Ac. (BASED ON 5-04-011) BASED ON OVERALL AREA OF ELKRIDGE CROSSING PROJECT
 - b. AREA OF AMENITY AREA PROVIDED: 2.68 Ac. AMENITY AREA #1 = 0.50 Az
 - AMENITY AREA #2 = 0.39 Ac.
 - AMENITY AREA #3 = 1.12 Ac. AMENITY AREA #4 = 0.67 Ac.
- TOTAL AMENITY AREA PROVIDED: 2.68 Ac. 3. TOPOGRAPHIC CONTOURS ARE BASED ON A FIELD RUN SURVEY PERFORMED BY FISHER, COLLINS AND CARTER, INC. DATED ON OR ABOUT
- 4. BOUNDARY OUTLINE BASED ON PLATS ENTITLED "RESUBDIVISION PLAT, ELKRIDGE CROSSING, PARCELS A-1, B-1, C-1 & D-1" PLAT NOS. 19565 AND 19566, AND PLATS ENTITLED" ELKRIDGE CROSSING, LOTS 1-36, OPEN SPACE LOT 37 AND BULK PARCEL "F"" PLAT NOS. 23060
- PROPERTY DEED REFERENCE: LIBER 10635 AT FOLIO 563.
- 6. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT AND PUBLIC WATER AND SEWER SHALL BE UTILIZED WITHIN THIS DEVELOPMENT. PUBLIC WATER AND SEWER WILL BE PROVIDED BY CONTRACT NO.MP-105C\3312. 7. EXISTING UTILITIES ARE BASED ON A FIELD RUN SURVEY AND SUPPLEMENTED BY SITE DEVELOPMENT PLANS, SDP-04-017, SDP-06-070 AND
- 6. SOILS INFORMATION TAKEN FROM SOIL MAP No. 30, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1960 ISSUE.
- 9. STORMWATER MANAGEMENT WILL BE PROVIDED IN ACCORDANCE WITH M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II. REVISED 2009. THE PROPOSED STORMWATER MANAGEMENT SYSTEMS SHOWN ON THIS PLAN ARE AN APPROXIMATION OF THE SIZE SHAPE AND LOCATION. IT IS UNDERSTOOD THAT THESE SYSTEMS HAVE NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT. THE PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE
- EXISTING HOMEOWNER'S ASSOCIATION. 10. AN INTERIM TRAFFIC IMPACT STUDY WAS SUBMITTED TO HOWARD COUNTY AND THE MARYLAND STATE HIGHWAY ADMINISTRATION FOR REVIEW. THE ADEQUATE PUBLIC FACILITIES / TRAFFIC IMPACT STUDY SHALL BE APPROVED PRIOR TO ANY FURTHER PLAN OR WAIVER APPROVALS BEYOND THE SKETCH PLAN. APPROVAL OF THE ADEQUATE PUBLIC FACILITIES / TRAFFIC IMPACT STUDY SHALL BE ACTIVELY PURSUED THROUGH SHA AND HOWARD COUNTY AGENCIES. IF IT IS DETERMINED THAT OFFSITE ROAD IMPROVEMENTS ARE REQUIRED BASED ON THE RESULTS OF THE ADEQUATE PUBLIC FACILITIES / TRAFFIC IMPACT STUDY, A PRELIMINARY MITIGATION PLAN SHALL ALSO BE SUBMITTED AND CONCEPTUALLY APPROVED BY ALL AGENCIES PRIOR TO ANY FUTURE PLAN OR WAIVER APPROVALS.
- 11. THERE IS NO FLOOD PLAIN LOCATED ON THIS PROPERTY. 12. A NRI WETLANDS INVESTIGATION AND FOREST STAND DELINEATION REPORT HAS BEEN PROVIDED BY FORENVICON, DATED JULY 13, 2010 AND WAS FOLLOW BY A PRE APPLICATION MEETING WHERE BASED ON A FIELD INSPECTION BY THE MARYLAND DEPARTMENT OF ENVIRONMENT ON
- MARCH 1, 2019, A DETERMINATION WAS MADE THAT THERE WERE NO REGULATED WETLANDS EXISTING ON-SITE. HOWEVER AN INTERMITTENT STREAM WAS DISCOVERED ON SITE AND WILL BE REMOVED BY MDE PERMIT NUMBER 19-NT-3060. TRACKING NUMBER 201960503. 13. REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED BY THE HOMEOWNERS CONDOMINIUM ASSOCIATION.
- 14. NO CEMETERIES EXIST WITHIN THIS SUBDIVISION. 15. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE
- FOLLOWING (MINIMUM) REQUIREMENTS:
- a. WIDTH 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE)
- b. SURFACE SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
- c. GEOMETRY MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS.
- d. STRUCTURES (CULVERTS/BRIDGES) CAPABLE OF SUPPORTING 25 GROSS TONS (H 25 LOADING). e. DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
- f. STRUCTURE CLEARANCES MINIMUM 12 FEET
- . MAINTENANCE SUFFICIENT TO INSURE ALL WEATHER USE. 16. COORDINATES BASED ON NAD'03 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL
 - STATIONS NO. 30AA AND NO. 300A:
 - HOWARD COUNTY MONUMENT NO. 38AA N 561,158.815 FT
 - E 1,369,726.426 FT ELEV. 220.036 HOWARD COUNTY MONUMENT NO. 38BA N 562,553,314 FT
- £ 1,390,967.956 FT ELEV. 166.174 17. ALL PROPOSED ROADS ARE PRIVATE AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, INC. 18. STORMWATER MANAGEMENT FOR A PORTION OF THE ELKRIDGE CROSSING II PORJECT WAS PROVIDED AS PART OF SDP-06-078. A
- PERFORMANCE CASH BOND OF \$517,160.00 PLACED BY ELKRIDGE DEVELOPERS, LLC WILL REMAIN WITH HOWARD COUNTY AND BE RELEASED AFTER COMPLETION OF BOTH PREVIOUS QUALITY AND QUANTITY STORMWATER MANAGEMENT FACILITES OBLIGATIONS HAVE BEEN COMPLETED. 19. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS WAIVERS HAVE BEEN APPROVED. 20. FORMER SITE OF HO-388 - "CROSSWINDS" THAT NO LONGER EXISTS.
- 21. FOREST CONSERVATION REQUIREMENTS WERE PREVIOUSLY ADDRESSED UNDER SDP-04-017 BY OFF-SITE REFORESTATION AT BRANTWOOD AND OFF-STIE RETENTION ELLICOTT MEADOWS.
- 22. SOIL BORINGS WILL BE PROVIDE AT THE PRELIMINARY PLAN STAGE OF THIS PROJECT. 23. AN ALTERNATIVE COMPLIANCE TO THE SUBDIVISION REGULATIONS FOR SECTION 16.116(a)(2)(i) TO ALLOW GRADING, REMOVAL OF VEGETATIVE COVER AND
- VEGETATIVE COVER AND TREES, NEW STRUCTURES, AND PAVING WITHIN EXISTING STEEP SLOPES HAS BEEN SUBMITTED UNDER SEPARATE COVER 24. A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON SEPTEMBER 4, 2010 FOR THIS PROJECT 25. THIS PROJECT RECEIVED AN ENDORSEMENT FROM THE DIRECTOR OF PLANNING AND ZONING ON FEBRUARY 6, 2019 IN RESPONSE TO A DESIGN ADVISORY MEETING HELD ON DECEMBER 5, 2010.

DEVELOPER

ELKRIDGE DEVELOPERS, LLC

5192 TALBOTS LANDING

ELLICOTT CITY, MD 21046

443-205-9563

TREES, PAVING AND NEW STRUCTURES WITHIN FIFTY FEET OF AN INTERMITTENT STREAM BANK; AND SECTION 16.116(b)(1) TO ALLOW GRADING, REMOVAL OF

(SEE SHEET 6 FOR PROJECT BACKGROUND INFORMATION)

OWNER

CHETAN B. MEHTA, BENEFICIARY OF

THE CHETAN MEHTA IRREVOCABLE TRUST

5192 TALBOTS LANDING

ELLICOTT CITY, MARYLAND 21046

443-205-9563

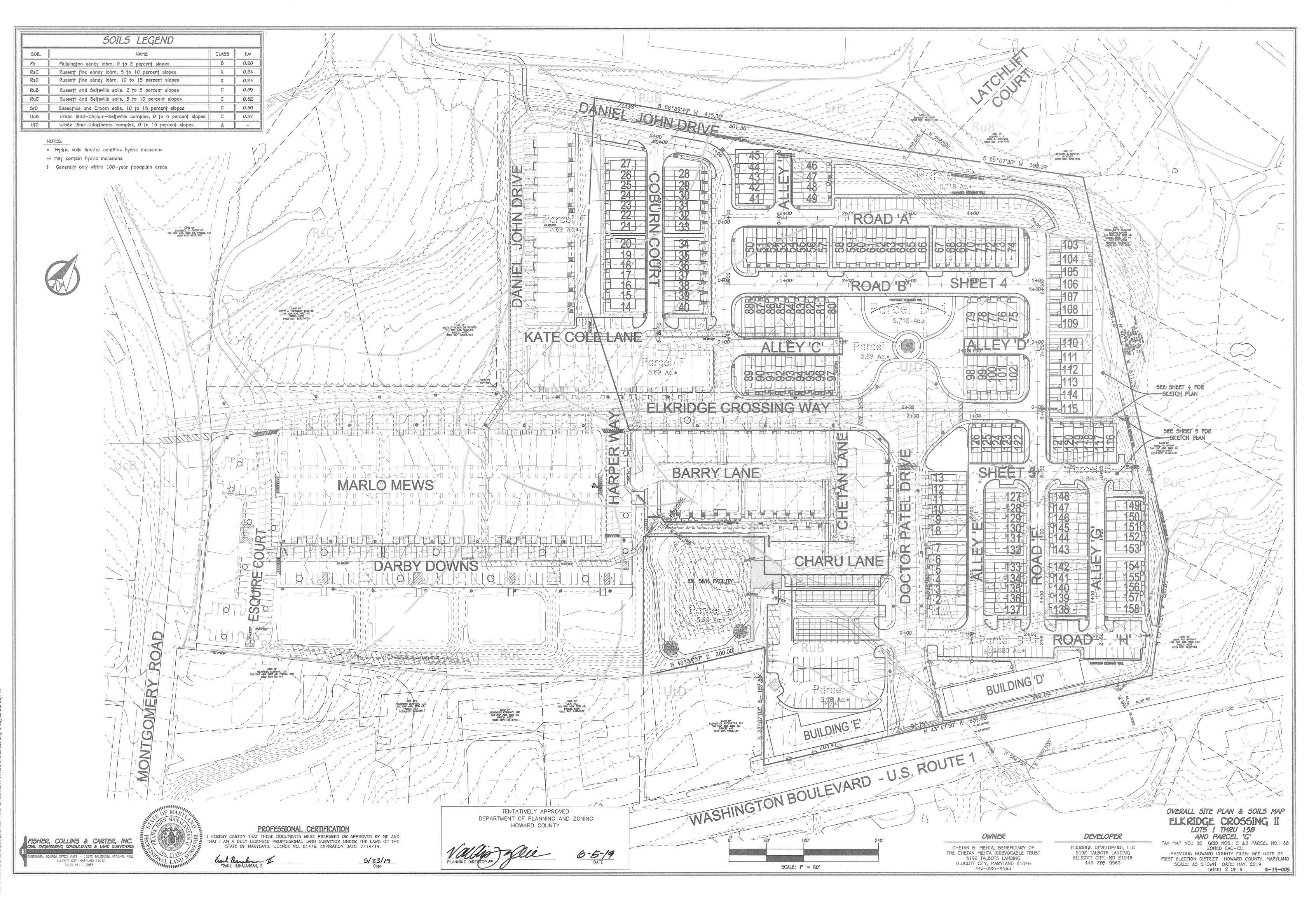
ADDRESS CHART ADDRESS 8-1 6206 WASHINGTON BOULEVARD D-1 6210 WASHINGTON BOULEVARD F 6218 WASHINGTON BOULEVARD

TITLE SHEET

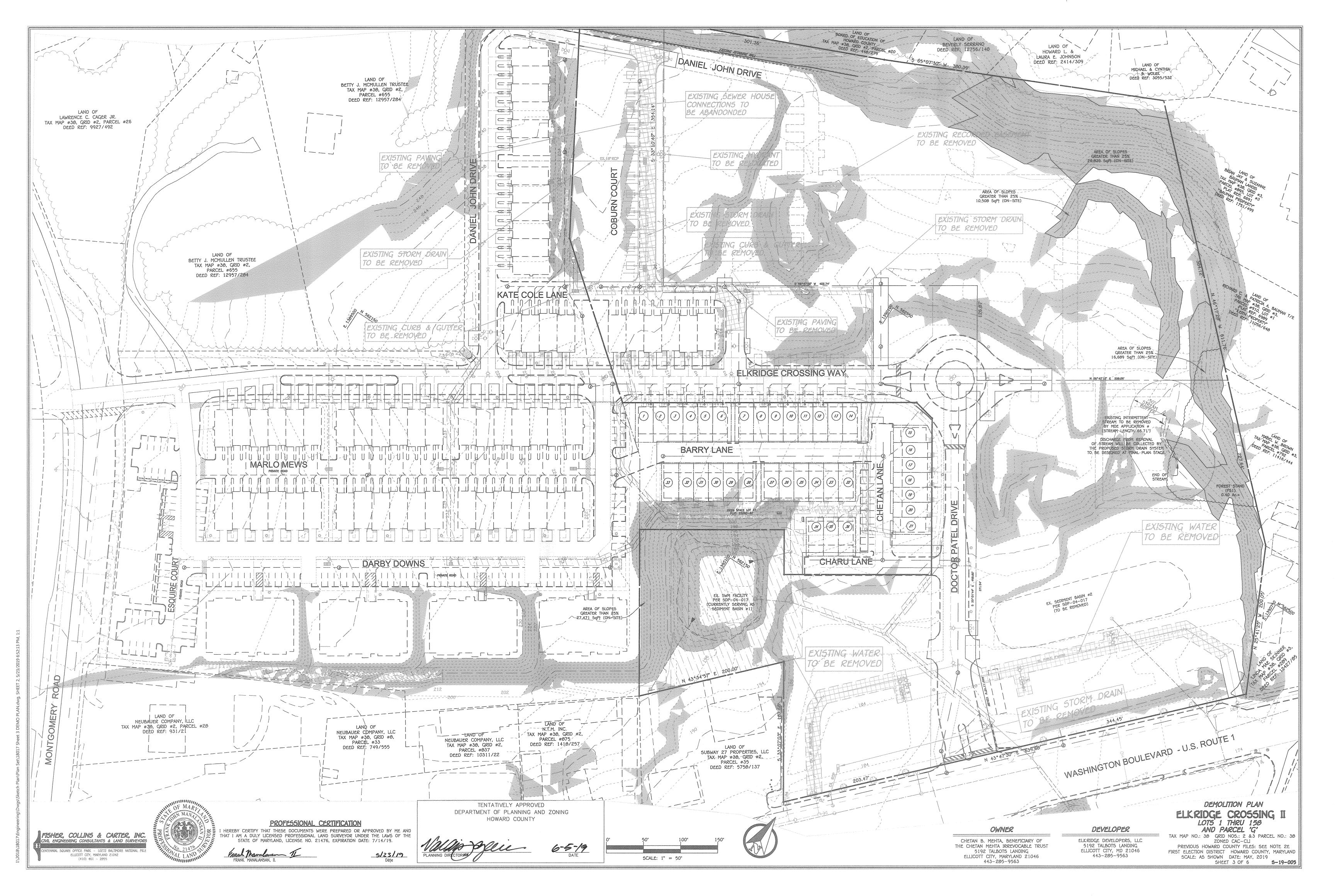
ELKRIDGE CROSSING II LOTS 1 THRU 158

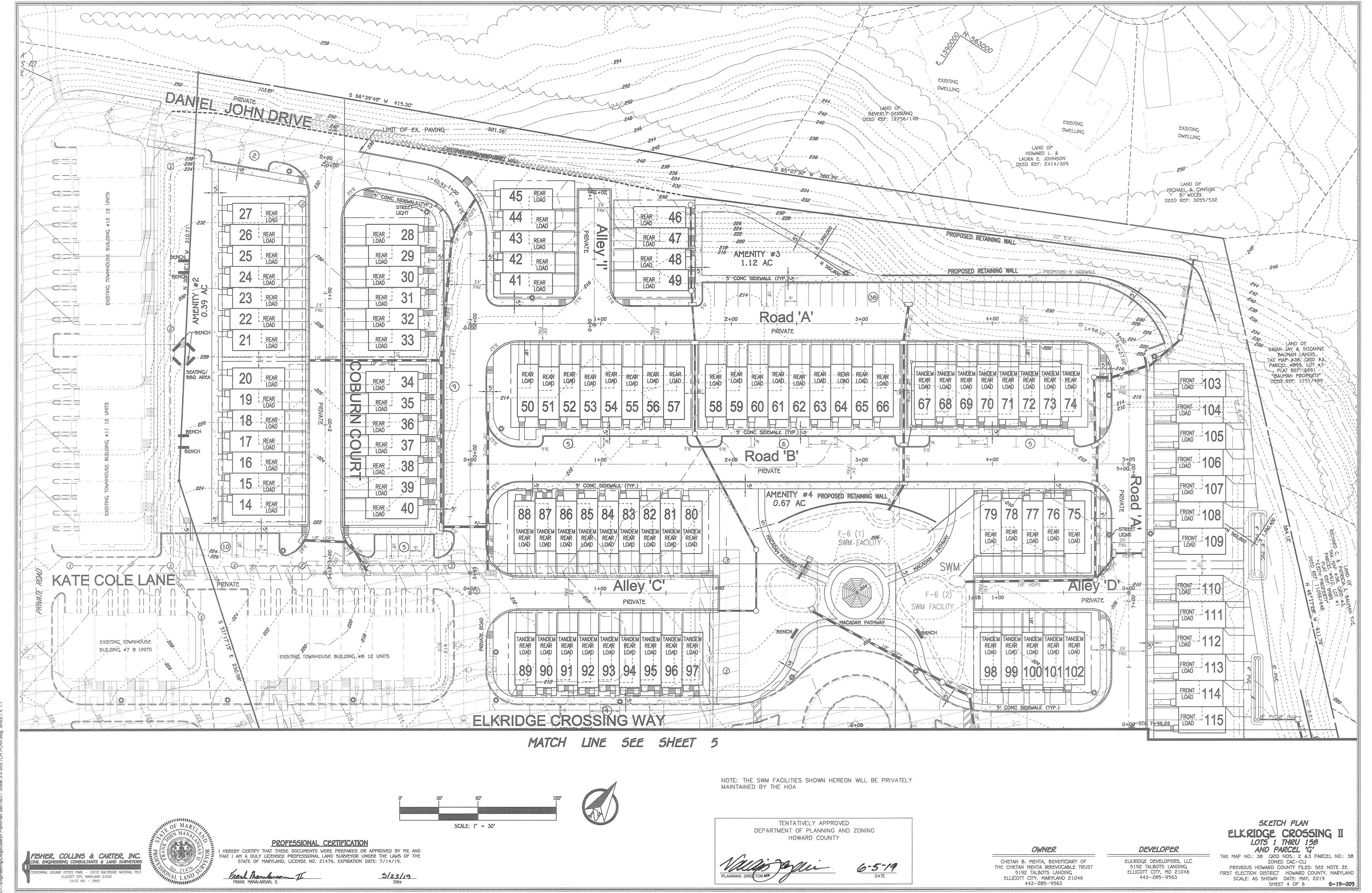
AND PARCEL 'G' TAX MAP NO.: 38 GRID NOS.: 2 &3 PARCEL NO.: 38 ZONED CAC-CLI

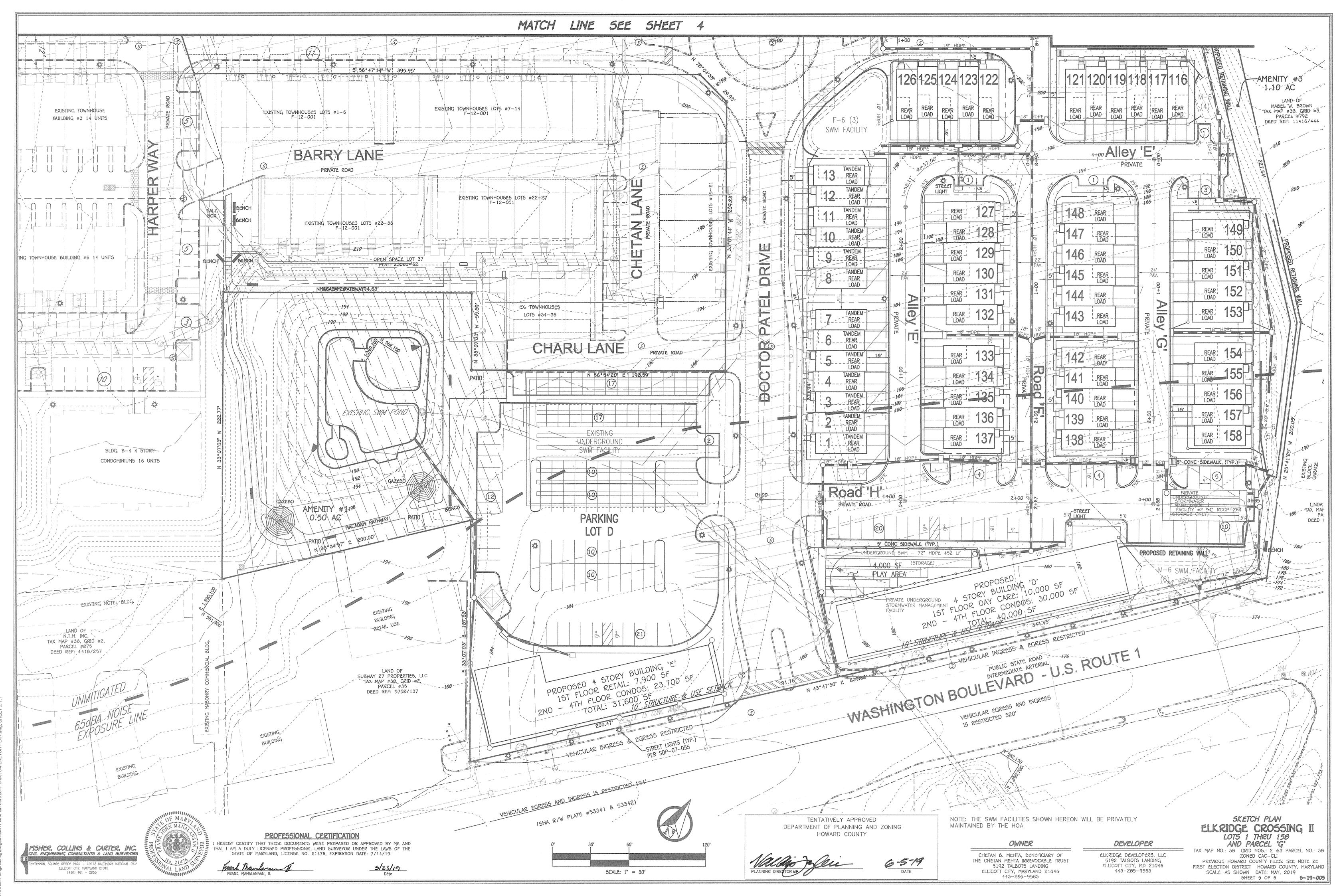
PREVIOUS HOWARD COUNTY FILES: SEE NOTE 2E FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: MAY, 2019 SHEET 1 OF 6



18\18017\Engineering\Dwas\Sketch Plan\Plan Set\18017 Sheet 2 Overall Site dwg C-02 (80 SCA) E) 1







1-12018/18017/Eminaginal Dural Chatch DishiDlan Cald 2017 Chad 2 1 CKETCH D

5-04-011 SKETCH PLAN OF ELKRIDGE CROSSING APPROVED ON DECEMBER 10, 2004. SDP-04-17 APPROVED SEPTEMBER 18, 2006.

WP-04-43 REQUEST WAIVER TO SECTION 16.116(a)(1)-TO PERMIT THE REMOVAL OF VEGETATIVE COVER, GRADING, PAVEMENT AND A PERMANENT STRUCTURE WITHIN THE 2 25' WETLAND BUFFERS LOCATED ON THE SITE (WAIVER REQUEST APPROVED NOVEMBER 16,

WP-04-43 REQUEST WAIVER TO SECTION 16.121(a)(4)(vi)-TO PERMIT THE 400 SQUARE FEET OF RECREATION OPEN SPACE REQUIRED PER APARTMENT UNIT TO BE REDUCED TO 205 SQUARE FEER PER APARTMENT UNIT APPROVED NOVEMBER 18, 2003)

WP-04-43 REQUEST WAIVER TO SECTION 16.119(1)(3)-TO PERMIT 2 SEPARATE VEHICULAR ACCESS POINTS TO A RESTRICTED ACCESS

ROAD (US RTE.1)- (REQUEST DENIED NOVEMBER 18, 2003). WP-04-43 REQUEST WAIVER TO SECTION 16.121(a)(4)(iii)-TO PERMIT RECREATION OPEN SPACE TO BE LOCATED ON LAND WITH SLOPES EXCEEDING 10 PERCENT. (REQUEST DENIED NOVEMBER 18, 2003)

F-04-107 FINAL PLAT OF ELKRIDGE CROSSING, PARCELS A-D, PN 17347 & 17340. WP-04-150 REQUEST WAIVER TO SECTION 16.144(a) AND (f) TO NOT BE REQUIRED TO SUBMIT SKETCH AND PRELIMINARY PLANS FOR

A MAJOR (NON-RESIDENTIAL) SUBDIVISION. APPROVED AUGUST 5, 2004-WITH THE FOLLOWING CONDITIONS 1) THE PROPOSED PARCELS SHALL HAVE SHARED VEHICULAR ACCESS AND PARKING IN ACCORDANCE WITH SUBDIVISION SECTION 16.120(c) AND THE SHARED VEHICULAR ACCESS AND PARKING EASEMENT SHALL BE INDICATED ON THE FINAL PLAT (F-04-187).

2) WITH THE EXCEPTION OF THE ONE APPROVED VEHICULAR ACCESS POINT (SHARED ACCESS EASEMENT AT US RTE.1) VEHICULAR INGRESS AND EGRESS RESTRICTIONS AND THEIR LIMITS SHALL BE INDICATED AND NOTEO ALONG THE US RTE.1 FRONTAGE OF THE PARCELS ON FINAL PLAT F-04-187, IN ACCORDANCE WITH SUBDIVISION SECTION 16.119(f). 3) ANY EXISTING STREAM ON THE SITE SHALL BE INDICATED WITH ITS REQUIRED STREAM BUFFERS (SEE SUBDIVISION SECTION 16.116 FOR THE REQUIRED STREAM BUFFER WIDTH DIMENSIONS) ON FINAL PLAT F-04-187 SEE SCD COMMENTS DATED

WP-04-150 REQUEST TO WAIVE SECTIONS 16.119(f)(1) TO PERMIT THE PROJECT ELKRIDGE CROSSING (04-011), TO HAVE VEHICULAR ACCESS TO TWO RESTRICTED ACCESS ROADS (US ROUTE 1 & MONTGOMERY ROAD), AND 16.120(c)(1) TO PERMIT COMMERCIAL AND APARTMENT LOTS WITHOUT PUBLIC ROAD FRONTAGE WITH SHARED ACCESS AND WITHOUT SHARED PARKING. APPROVED OCTOBER 7. 2004-WITH FOLLOWING CONDITIONS:

1) THE PROPOSED PARCELS AND EXISTING PARCEL 30 SHALL HAVE SHARED ACCESS, AND THE SHARED ACCESS EASEMENT SHALL BE SHOWN ON F-04-187, 5-04-011 AND ALL FURTHER RELATED PLANS & PLATS. 2) WITH THE EXCEPTION OF THE TWO VEHICULAR ACCESS POINTS, VEHICULAR ACCESS RESTRICTION LINES AND NOTATION SHALL BE INDICATED ON F-04-187, 5-04-011 AND ALL FUTURE RELATED PLANS AND PLATS PER SUBDIVISION SECTION

F-05-120 FINAL PLAT OF ELKRIDGE CROSSING, PARCEL E, PN 18490-91 F-06-013 AMENDED PLAT OF ELKRIDGE CROSSING, PARCEL A-D, PN 18494-95.

DESIGN MANUAL WAIVER REQUEST DATED 03/07/0

1) TO PROVIDE A SETBACK OF O' FROM TOE OF STORMWATER MANAGEMENT EMBANKMENT TO A PARCEL LINE IN LIEU OF THE REQUIRED 25' PER CHAPTER 5, SECTION 5.2.4.I. 2) REQUEST NOT TO PROVIDE EASEMENTS FOR THE PRIVATE DRAINAGE SYSTEMS ON SDP 04-017 PLANS AND ON THE FINAL PLATS F-05-120 AND F-06-013.

DESIGN MANUAL WAIVER REQUEST DATED 00/07/06 TO REQUEST A WAIVER OF SECTION 5.415 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME II REQUIRING A MINIMUM OF 10-FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT STRUCTURE AND THE EDGE OF A UTILITY EASEMENT. APPROVED 08/31/06 WITH THE FOLLOWING CONDITIONS:

.) REMOVAL OF THE RETAINING WALL MAINTENANCE EASEMENT FROM THE AREA OF THE PUBLIC WATER AND UTILITY EASEMENT. 2) THE RETAINING WALL SHALL BE LOCATED A MINIMUM OF 5' FROM THE PUBLIC WATER AND SEWER EASEMENT. F-06-005 BRANTWOOD 2/1, PRES. PARCEL F, OFFSITE FCE'S, PN 18487-89.

F-05-188 ELLICOTT MEADOWS, PARCELS A & B. OFFSITE FCE'S ON PARCEL A, PN 18496-500.

F-07-131 ELKRIDGE CROSSING, PARCELS A-D: PN 19057 F-07-132 ELKRIDGE CROSSING, PARCEL E: 19058.

F-08-067 RE-SUBDIVISION PLAT-PARCELS A1-A4, ELKRIDGE CROSSING PN 19565-66 ELKRIDGE CROSSING-PARCEL E: PN 19058. 50P-07-055 ELKRIDGE CROSSING PHASES 3 & 4 (APPROVED 08/21/08). F-08-192 REVISION PLAT-PARCELS A1, 81, C1 & D1 ELKRIDGE CROSSING

WP-11-042 REQUEST TO WAIVE SECTIONS 16.120(c)(4) TO NOT BE REQUIRED TO PROVIDE ANY MINIMUM SFD LOT FRONTAGE OF 15' AND AN APPROVED PUBLIC ROADS AND BE PERMITTED TO HAVE THE SFD LOTS FRONT ON A PRIVATE ROAD EXCEEDING A LENGTH OF 200'. AND SECTION 16.156(a)(ii) TO BE GRANTED A TWO YEAR EXTENSION TO APPLY FOR A BUILDING PERMITS FOR ALL OF THE SHOWN ON APPROVED SDP-07-055. APPROVED 10/18/2010. WP-13-010 REQUEST TO WAIVE SECTION 16.144(q) WHICH DICTATES THAT WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE

DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT MYLARS TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION AND A WAIVER TO SECTION 16.156 (o)(1)(ii) WHICH STATES THAT FOR A SINGLE FAMILY ATTACHED, APARTMENT AND NONRESIDENTIAL DEVELOPMENTS INVOLVING MULTIPLE BUILDINGS OR STAGE CONSTRUCTION, THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED BY THE APPROVED SITE DEVELOPMENT PLAN WITHIN 2 YEARS OF SIGNATURE APPROVAL. APPROVED 08/16/2014,

SUBJECT TO THE FOLLOWING CONDITIONS 1) THE DEVELOPER SHALL SUBMIT FINAL PLAT ORIGINALS IN ASSOCIATION WITH F-12-001 FOR SIGNATURE AND RECORDATION ON OR BEFORE DECEMBER 31, 2013.

2) ANY REDESIGN OF THE FINAL PLAN (F-12-001) TO REVISE LOT SIZES, ARRANGEMENT, AND/OR ROAD DESIGN WILL REQUIRE THAT THIS PROJECT BE PLACED BACK INTO REVISED PLAN SUBMISSION WITH THE "TECHNICALLY COMPLETE" STATUS 3) THE PETITIONER/DEVELOPER OR BUILDER SHALL APPLY FOR ALL BUILDING PERMITS FOR ALL CONSTRUCTION SHOWN ON

SDP-06-078, PHASE 2 ON OR BEFORE DECEMBER 31, 2013. 4) THE PETITIONER/DEVELOPER OR BUILDER SHALL APPLY FOR ALL BUILDING PERMITS FOR ALL CONSTRUCTION SHOWN ON

SDP-07-055, PHASE 3 AND 4 ON OR BEFORE DECEMBER 31, 2013. WP-14-062 WAIVER REQUEST FOR A RECONSIDERATION OF THE EXISTING APPROVED DECISION ISSUED FOR WP-14-062 IN A LETTER DATED FEBRUARY 25, 2014 FOR THE ELKRIDGE CROSSING PROJECT, REQUEST FOR RECONSIDERATION TO WAIVE SECTION 16.144(a) WHICH DICTATES THAT WITHIN 180 DAYS OF FINAL PLAN APPROVAL, THE DEVELOPER SHALL SUBMIT THE FINAL SUBDIVISION PLAT MYLARS TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURES AND RECORDATION AND A WAIVER TO SECTION 16.156 (O)(1)(II) WHICH STATES THAT FOR SINGLE FAMILY ATTACHED, APARTMENT AND NONRESIDENTIAL DEVELOPMENTS INVOLVING MULTIPLE BUILDINGS OR STAGED CONSTRUCTION, THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED BY THE APPROVED SITE DEVELOPMENT PLAN WITHIN 2 YEARS OF SIGNATURE APPROVAL. AS A FOLLOW-UP TO OUR MEETING ON ULY 7,2014, THE DEVELOPER IS REQUESTING A WAIVER RECONSIDERATION TO EXTEND ALL PREVIOUS DEADLINES DA ESTABLISHED UNDER WP-14-062 BY THE DEPARTMENT OF PLANNING AND ZONING IN A LETTER DATED FEBRUARY 25, 2014 TO ALLOW SUFFICIENT TIME TO COMPLETE THE RED-LINE REVISION FOR SDP-06-078, RECORD F-12-001, SUBMIT A NEW AMENDED SKETCH PLAN FOR THE PROJECT, SUBMIT A NEW COMMUNITY POOLL/CLUBHOUSE SDP FOR THE PROJECT AND TO OBTAIN ALL BUILDING PERMITS WITHIN A REASONABLE TIME FRAME. RECONSIDERATION APPROVED 07/10/2014, SUBJECT TO THE FOLLOWING CONDITIONS:

1) PREVIOUS CONDITION -THE APPLICANT/DEVELOPER OR BUILDER SHALL START THE PROCESS WITH DPW. REAL ESTATE SERVICES DIVISION FOR RE-ASSIGNMENT OF THE ASSOCIATED DEVELOPER'S AGREEMENTS AND BONDS FOR SDP-06-070 AND 5DP-07-055 AS APPLICABLE FROM GWENRIDGE, LLC (BRANTLY DEVELOPMENT GROUP) TO THE NEW DEVELOPER'S NAME WITHIN 60 DAYS OF MARCH 1, 2014 (ON OR BEFORE APRIL 30, 2014). THIS PREVIOUS CONDITION WAS DEEMED SATISFIED BY THE DPW, REAL ESTATE SERVICES DIVISION IN AN EMAIL FROM MS. TINA HACKETT DATED APRIL 20, 2014. 2) PREVIOUS CONDITION - THE APPLICANT/DEVELOPER OR BUILDER SHALL SUBMIT A RED-LINE REVISION TO SDP-06-070 AND SDP-07-055 AS APPLICABLE (IT APPEARS FROM THE APPROVED SDP'S THE PROPOSED SFA UNITS ARE SHOWN PARTIALLY UNDER 5DP-05-078 FOR PHASE 2 AND PARTIALLY WITHIN 5DP-07-055 FOR PHASE 3) TO CHANGE THE PLANS FOR THE NEW HOUSE MODEL TYPES FOR KB HOMES (NOW RICHMOND AMERICAN HOMES) FOR THE TWENTY-TWO (22) 2 OVER 2 HOUSE MODELS AND THE 36 SFA TOWNHOUSE LOTS (F-12-001) WITHIN 50 DAYS OF MARCH 1, 2014 (ON OR BEFORE APRIL 30, 2014). THIS PREVIOUS CONDITION WAS SATISFIED WITH SUBMISSION OF THE APPROPRIATE RED-LINE REVISIONS FOR 5DP-06-078 AND 5DP-07-055 BY THE APPLICANT TO DPZ ON JANUARY 28, 2014.

3) REVISED CONDITION - THE APPLICANT/DEVELOPER SHALL SUBMIT THE FINAL PLAT ORIGINALS IN ASSOCIATION WITH F-12-001 FOR SIGNATURE AND RECORDING WITHIN 60 DAYS OF MARCH 1, 2014 ON OR BEFORE APRIL 30, 2014. THIS PREVIOUS CONDITION WAS DETERMINED SATISFIED BECAUSE DPZ PREVIOUSLY RECOMMENDED THAT THE FINAL PLAT ORIGINALS NOT BE SUBMITTED TO DPZ FOR RECORDING UNTIL THE REDLINE REVISION FOR SDP-06-078 WAS SUBMITTED AND APPROVED. THE FINAL PLAT MYLARS SHOULD REFLECT ANY AND ALL ASSOCIATED CHANGES APPROVED WITH THE REDLINED

PLANS, INCLUDING ALL EXISTING AND PROPOSED EASEMENTS THE FINAL PLAT ORIGINAL FOR F-12-001 SHALL BE SUBMITTED TO DPZ FOR SIGNATURE APPROVAL AND RECORDING WITHIN 30 DAYS AFTER APPROVAL OF THE RED-LINE REVISION FOR SDP-06-07B.

4) REVISED CONDITION - THE APPLICANT/DEVELOPER SHALL SUBMIT A NEW AMENDED SKETCH PLAN FOR THE OVERALL ELKRIDGE CROSSING PROJECT PREVIOUSLY APPROVED UNDER 5-04-011 SHOWING THE EXISTING DEVELOPMENT AND THE PROPOSED NEW REDESIGNED PROJECT PER THE "CHARLES ALEXANDER DESIGN" CONCEPT PLAN FOR RESIDENTIAL AND NON-RESIDENTIAL CHANGES WITH A PROPOSED APFO PHASING SCHEDULE FOR THE REMAINING PROPOSED DEVELOPMENT ON OR BEFORE SEPTEMBER 8, 2014. THIS AMENDED SKETCH PLAN MUST ALSO INCLUDE THE NEW COMMUNITY CLUBHOUSE AND POOL FOR THE ELKRIDGE CROSSING PROJECT 5) REVISED CONDITION - THE APPLICANT/DEVELOPER OR BUILDER (RICHMOND AMERICAN HOMES) SHALL APPLY FOR BUILDING

PERMITS FOR ALL CONSTRUCTION SHOWN ON THE REDLINED AND APPROVED SDP-06-07B, PHASE 2 FOR THE 36 SFA UNITS ON OR BEFORE OCTOBER 1, 2014). 6) REVISED CONDITION - THE APPLICANT/DEVELOPER OR BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION SHOWN ON THE REDLINED AND APPROVED 50P-07 -055, PHASES 3 AND 4 ON OR BEFORE DECEMBER

7) PREVIOUS CONDITION UNCHANGED - THE APPLICANT/DEVELOPER SHALL ADHERE TO ALL PREVIOUSLY ISSUED DEVELOPMENT ENGINEERING DIVISION (DED) COMMENTS DATED DECEMBER 18, 2013.

8) REVISED CONDITION - THE APPLICANT/DEVELOPER SHALL SUBMIT A SITE DEVELOPMENT PLAN FOR THE COMMUNITY CLUBHOUSE AND SWIMMING POOL ON OR BEFORE DECEMBER 1,2014. THE MAXIMUM NUMBER OF BUILDING PERMITS TO BE ISSUED FOR THE REMAINING RESIDENTIAL UNITS (178) FOR THIS PROJECT WILL BE LIMITED TO NO MORE THAN 80 UNITS UNTIL THE BUILDING PERMITS ARE APPROVED FOR THE COMMUNITY CLUBHOUSE AND POOL NO ADDITIONAL BUILDING PERMITS WILL BE ISSUED FOR THIS PROJECT UNTIL THE BUILDING PERMITS ARE ISSUED FOR THE COMMUNITY CLUBHOUSE AND POOL. 9) NEW CONDITION - ESTABLISHMENT OF 5DP PLAN MILESTONE PROCESSING DATES AND DEADLINE DATES FOR BUILDING PERMITS FOR THE REMAINING RESIDENTIAL UNITS AND NON-RESIDENTIAL STRUCTURES WILL BE ISSUED IN ACCORDANCE WITH THE REVISED APFO PHASING SCHEDULE APPROVED UNDER THE NEW AMENDED SKETCH PLAN FOR THE PROJECT BASED ON THE APPROVAL OF NEW SITE DEVELOPMENT PLANS. THE EXISTING DEVELOPER AGREEMENTS AND POSTED SURETIES/BONDS FOR PHASES 3 AND 4 (5DP-07 -055) SHALL BE AMENDED ACCORDINGLY BASED ON APPROVAL OF THE NEW SITE DEVELOPMENT PLANS FOR PHASES 3 AND 4 DEVELOPMENT FOR THIS PROJECT. CONSTRUCTION OF THE REMAINING NON-RESIDENTIAL SPACE SHALL COMMENCE AFTER APPROVAL OF NO MORE THAN 140 RESIDENTIAL UNITS OF THE REMAINING 170 UNITS FOR THIS PROJECT TO COMPLY WITH THE ROUGHLY PROPORTIONAL PHASING OF RESIDENTIAL AND NON-RESIDENTIAL CONSTRUCTION FOR

10) NEW CONDITION - IF ANY OF THE ABOVE DEADLINE DATES INDICATED PER CONDITION NUMBERS 4, 5, 6, 8 AND 9 ARE MISSED BY THE APPLICANT/DEVELOPER OR BUILDER, THIS WAIVER PETITION APPROVAL FOR THE EXTENDED DEADLINE DATES SHALL BECOME NULL AND VOID FOR THE ENTIRE PROJECT. APPROVED ON 07/10/2014.

DESIGN MANUAL WAIVER REQUEST DATED 04/25/2014 TO REQUEST FOR A WAIVER OF THE MINIMUM 10-FOOT HORIZONTAL CLEARANCE BETWEEN ANY PERMANENT

STRUCTURE AND THE EDGE OF THE UTILITY EASEMENT. DENIED 05/09/2014. F-12-001 ELKRIDGE CROSSING LOTS 1-36, OPEN SPACE LOT 37 AND BULK PARCEL "F" RESUBDIVISION OF PARCELS A-1 AND C-1 PN: 23060-23062 WP-15-075 WAIVER REQUEST FROM THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS IN A LETTER DATED JANUARY 7, 2015 FOR THE

ELKRIDGE CROSSING PROJECT. AS OF THE DATE OF THIS LETTER, THE PLANNING DIRECTOR APPROVED YOUR REQUEST TO WAIVE SECTION 16.144(d)(2) WHICH DICTATES THAT IF THE DEPARTMENT OF PLANNING ZONING INDICATES ADDITIONAL INFORMATION IS NEEDED IN ORDER TO APPROVE THE PLAN, THE DEVELOPER SHALL PROVIDE THE INFORMATION WITHIN 45 DAYS OF RECEIVING SUCH INDICATION AND A WAIVER TO SECTION 16.156 (a)(1)(ii) WHICH STATES THAT FOR SINGLE FAMILY ATTACHED. APARTMENT AND NONRESIDENTIAL DEVELOPMENTS INVOLVING MULTIPLE BUILDINGS OR STAGED CONSTRUCTION, THE DEVELOPER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION AUTHORIZED BY THE APPROVED SITE DEVELOPMENT PLAN WITHIN 2 YEARS OF SIGNATURE APPROVAL. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE APPLICANT/DEVELOPER SHALL SUBMIT REVISED PLANS IN ASSOCIATION WITH 5-15-002 ("ELKRIDGE CROSSING") (WITH POINT-BY-POINT RESPONSES/CHANGEMARKS TO EACH REVIEW AGENCY COMMENT) WITHIN 90 DAYS OF WAIVER APPROVAL (ON OR BEFORE APRIL 7, 2015. A 90-DAY EXTENSION ALLOWS MORE THAN ADEQUATE TIME TO RE-DESIGN THE SKETCH PLAN AND CONDUCT THE REQUIRED COMMUNITY AND DAP MEETINGS. THIS AMENDED SKETCH PLAN MUST ALSO INCLUDE THE CLUBHOUSE AND POOL, LOCATED AT THE TERMINUS OF MEHTA CIRCLE AS DISCUSSED AT THE MEETING HELD ON NOVEMBER 26,

2. THE APPLICANT/DEVELOPER OR BUILDER SHALL APPLY FOR ALL REMAINING BUILDING PERMITS ASSOCIATED WITH F-12-001 ("ELKRLDGE CROSSING") (AND AS RED-LINED UNDER SDP-06-078 FOR RICHMOND AMERICAN HOMES) ON OR BEFORE JUNE 30, 2015. 3. THE APPLICANT/DEVELOPER OR BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL REMAINING CONSTRUCTION SHOWN AND APPROVED ON SDP-06-078, PHASE 2 ON OR BEFORE DECEMBER 31, 2015, REQUIRED BUILDING PERMITS WILL BE FOR ALL REMAINING RESIDENTIAL AND COMMERCIAL DEVELOPMENT INCLUDING THE HOTEL AND 4-STORY OFFICE/RETAIL BUILDING) AS SHOWN ON THE APPROVED SDP. FAILURE TO PULL PERMIT ON ALL COMPONENTS (NOT JUST 44 TOWNHOUSE LOTS AS CURRENTLY REQUESTED BY THE APPLICANT IN HIS JUSTIFICATION) SHOWN ON SDP-06-070 WILL RESULT IN THE VOIDING OF 50P-06-078.

NOTE: PER SECTION 127.5E.3.E, NO MORE THAN 50% OF THE RESIDENTIAL UNITS SHALL BE CONSTRUCTED PRIOR TO COMMENCING A ROUGHLY PROPORTIONAL AMOUNT OF COMMERCIAL CONSTRUCTION AND OPEN SPACE AMENITY AREA. THE APPLICANT'S REQUEST THAT "THE COMMERCIAL CONSTRUCTION START ONLY AFTER ALL INTERIOR RESIDENTIAL LOTS ARE COMPLETED AND SOLD" IS CONTRARY TO THE REGULATIONS AND WOULD BE PRECEDENT SETTING. THEREFORE, THIS

4. THE APPLICANT/DEVELOPER OR BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION SHOWN ON THE REDLINED AND APPROVED 5DP-07-055, PHASES 3 AND 4 ON OR BEFORE DECEMBER 31, 2015, REQUIRED BUILDING PERMITS WILL BE FOR ALL REMAINING RESIDENTIAL UNITS SHOWN ON THE APPROVED SDP. FAILURE TO PULL PERMITS ON ALL COMPONENTS SHOWN ON SDP-07-055 WILL RESULT IN THE VOIDING OF SDP-07-055. 5. THE BUILDING PERMITS FOR THE REMAINING RESIDENTIAL UNITS AND NON-RESIDENTIAL STRUCTURES WILL BE ISSUED IN ACCORDANCE WITH THE REVISED APFO PHASING SCHEDULE APPROVED UNDER THE SKETCH PLAN (5-15-002) FOR THE PROJECT BASED ON THE APPROVAL OF NEW SITE DEVELOPMENT PLANS. EXISTING DEVELOPER AGREEMENTS SHALL BE AMENDED ACCORDINGLY

6. THE EXTENDED DEADLINES APPLY ONLY FOR THE PRESENTLY APPROVED SDP-06-070 AND SDP-07-055. ANY FUTURE PLAN MODIFICATIONS TO THOSE PLANS WILL BE BASED ON THE APPROVED DESIGN OF AMENDED SKETCH PLAN (5-15-002) FOR THE VARIOUS RESIDENTIAL HOUSING TYPES, NUMBERS AND LOCATIONS AND/OR NON-RESIDENTIAL DEVELOPMENT. ANY OTHER FUTURE PLAN REVISIONS (SUCH AS RED LINE REVISIONS) TO THOSE TWO APPROVED SOP'S (5DP-06-078 AND 5DP-07-055) OR ANY SUBMISSION OF NEW SITE DEVELOPMENT PLANS WILL ESTABLISH NEW DEADLINE DATES FOR BUILDING PERMITS. 7. THE APPLICANT/DEVELOPER SHALL ADHERE TO ALL PREVIOUSLY ISSUED DEVELOPMENT ENGINEERING DIVISION (DED) SWM COMMENTS DATED DECEMBER 18,

8. THE APPLICANT/DEVELOPER SHALL SUBMIT A SITE DEVELOPMENT PLAN FOR THE COMMUNITY CLUBHOUSE AND SWIMMING POOL ON OR BEFORE MAY 1, 2015. THE MAXIMUM NUMBER OF BUILDING PERMITS TO BE ISSUED FOR THE REMAINING

RESIDENTIAL UNITS (178) FOR THIS PROJECT WILL BE LIMITED TO NO MORE THAN 80 UNITS (INCLUDING THE 36 APPROVED UNDER F-12:001) UNTIL THE BUILDING PERMITS ARE APPROVED FOR THE COMMUNITY CLUBHOUSE AND POOL. NO ADDITIONAL BUILDING PERMITS WILL BE ISSUED FOR THIS PROJECT UNTIL THE BUILDING PERMITS ARE ISSUED FOR THE COMMUNITY CLUBHOUSE AND POOL.

IMPORTANT ADVISORY: ANY APPLICATION TO SUBMIT FOR ZONING REGULATION AMENDMENT (INCLUDING ANY PROPOSAL TO DECREASE THE REQUIRED COMMERCIAL COMPONENT IN THE CAC-CLI ZONING DISTRICT) MUST BE FILED BY FEBRUARY 15, 2015. THE PLANNING DIRECTOR'S DECISION WAS MADE BASED ON THE FOLLOWING:

PER THE APPLICANT'S JUSTIFICATION DATED DECEMBER 1, 2014 FROM MR. BARRY MEHTA, GWENIDGE, LLC: "THE AMENDED SKETCH PLAN (5-15-002) WAS SUBMITTED IN SEPTEMBER, 2014 AND UNDERWENT 1 REVIEW CYCLE. NUMEROUS COMMENTS WERE GENERATED AND A REVISED PLAN WAS REQUESTED, WITH A DUE DATE OF DECEMBER 19, 2014. PER MR. MEHTA'S JUSTIFICATION, "THE COMMENTS ARE EXTENSIVE AND IMPOSSIBLE TO ADDRESS WITHIN THE

NORMAL 45 DAY REVIEW CYCLE. DURING A MEETING ON NOVEMBER 26, 2014; IT WAS INDICATED THAT THE DAP WILL ALSO NEED TO BE CONSULTED AND A COMMUNITY MEETING WILL NEED TO BE HELD WITH PROPER NOTICES. ALL OF WHICH ARE TIME CONSUMING AND THEREFORE JUSTIFY AN EXTENSION OF TIME." IN ADDITION, THE APPLICANT/DEVELOPER HAS INDICATED THE NEED TO AMEND THE PLAN WITH REGARD TO THE HOTEL IN ORDER TO PROVIDE THE REQUIRED STREET LEVEL RETAIL FACING US ROUTE 1. THE APPLICANT HAS ALSO INDICATED THE POSSIBILITY OF PURSUING A ZONING REGULATION AMENDMENT TO REMOVE (IN ITS ENTIRETY) THE REQUIREMENT FOR 100 SQUARE FEET OF COMMERCIAL FOR EVERY DWELLING UNIT, WHICH COULD PROVIDE TO BE A DIFFICULT AND TIME CONSUMING PROCESS.

AS TO THE 36 TOWNHOUSE LOTS RECENTLY RECORDED UNDER F-12-001, THE APPLICANT/DEVELOPER HAS INDICATED THAT IT WILL TAKE RICHMOND AMERICAN APPROXIMATELY I YEAR TO PULL PERMITS TO BUILD THEIR MODEL HOMES AND

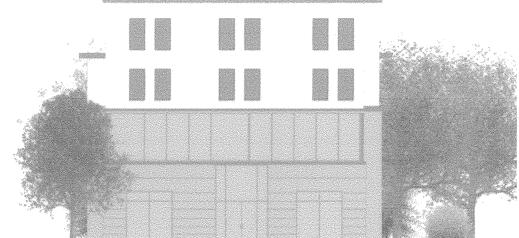
COMPLETE THE BUILD-OUT OF 36 HOMES. RICHMOND AMERICAN WOULD LIKE TO PULL PERMITS AS THEY SELL THE HOMES AND NOT BE "FORCED" TO PULL PERMITS FOR ALL 36 UNITS AT ONE TIME FOR OBVIOUS ECONOMIC REASONS.



BUILDING 1 SOUTH ELEVATION

BUILDING 1 EAST/WEST ELEVATION





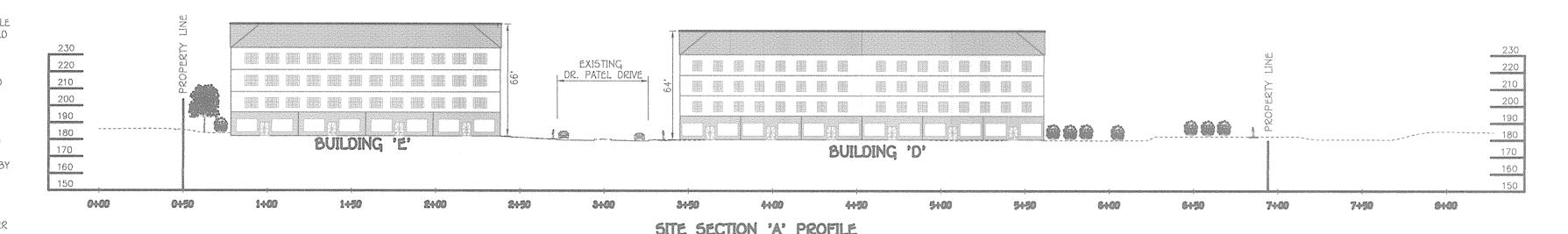
BUILDING 2 SOUTH ELEVATION

BUILDING 2 EAST/WEST ELEVATION

IGM STUDIO ARCHITECTS

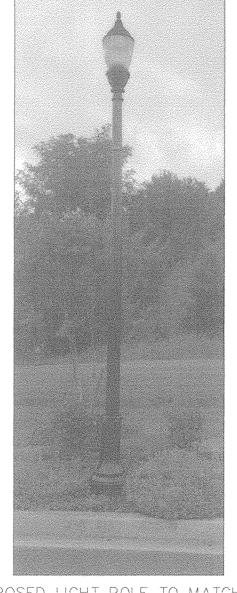
ELKRIDGE CROSSING II

ELKRIDGE, MARYLAND



SCALE HORZ. 1'' = 50'

VERT. 1" = 50"

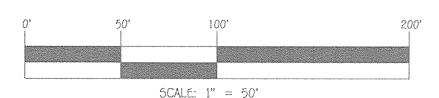


PROPOSED LIGHT POLE TO MATCH EX. LIGHT POLES FROM ELKRIDGE CROSSING LED-100 HADCO HAVRE DE GRACE POST TOP FIXTURE ON A 12' BLACK FIBERGLASS POLE WITH A SHROUD (PLACEMENT TO BE DETERMINED AT FINAL PLAN)



PROFESSIONAL CERTIFICATION

HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND HAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21476, EXPIRATION DATE: 7/14/19.



TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

OMNES

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

PROJECT BACKGROUND AND SITE SECTIONS ELKRIDGE CROSSING II LOTS 1 THRU 150 AND PARCEL 'G'

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, 2019 SHEET 6 OF 6

(410) 461 - 2855