

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 WAY, 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.

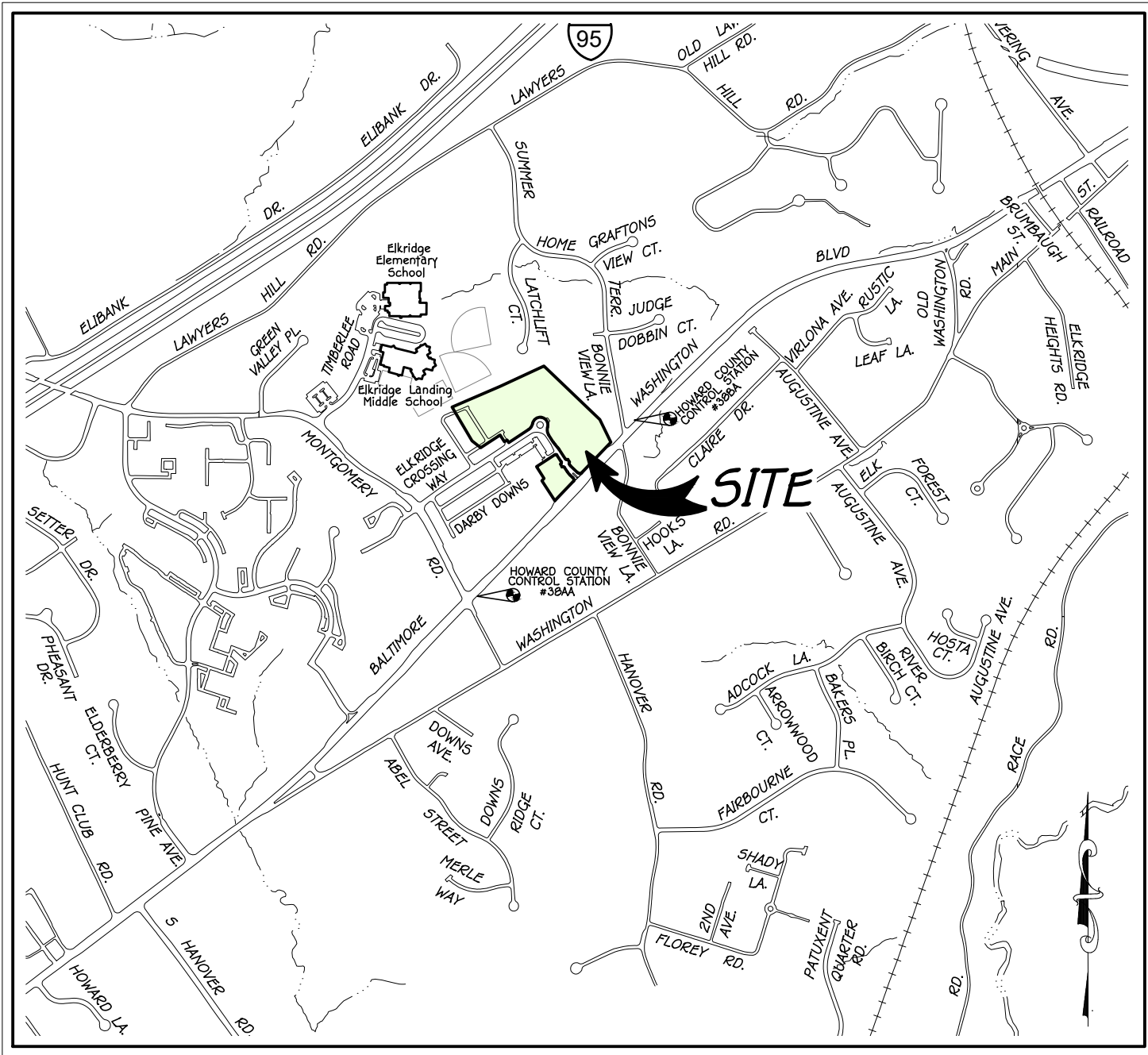
DENSITY CHART table with columns PROJECT, TRACT AREA, STEEP SLOPES, FLOODPLAIN, NET TRACT AREA, UNITS ALLOWED, UNITS PROVIDED, AREA OF COMMERCIAL REQUIRED, and AREA OF COMMERCIAL PROVIDED.

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.



VICINITY MAP
SCALE: 1" = 1200'

FIRST ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

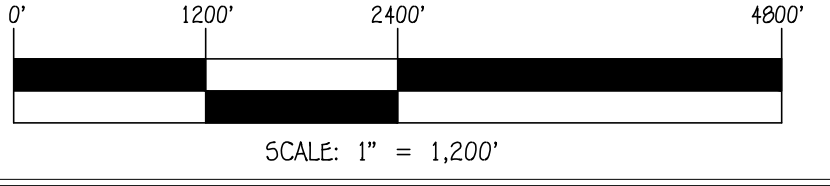
ADDRESS CHART table with columns PARCEL and ADDRESS. Lists parcels B-1, D-1, and F with their respective addresses on Washington Boulevard.

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.

Professional seal and signature of Paul G. Cavanaugh, P.E., dated 5/15/24. Includes text: "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, 5102 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'. Includes tax map and parcel numbers, and sheet information: 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

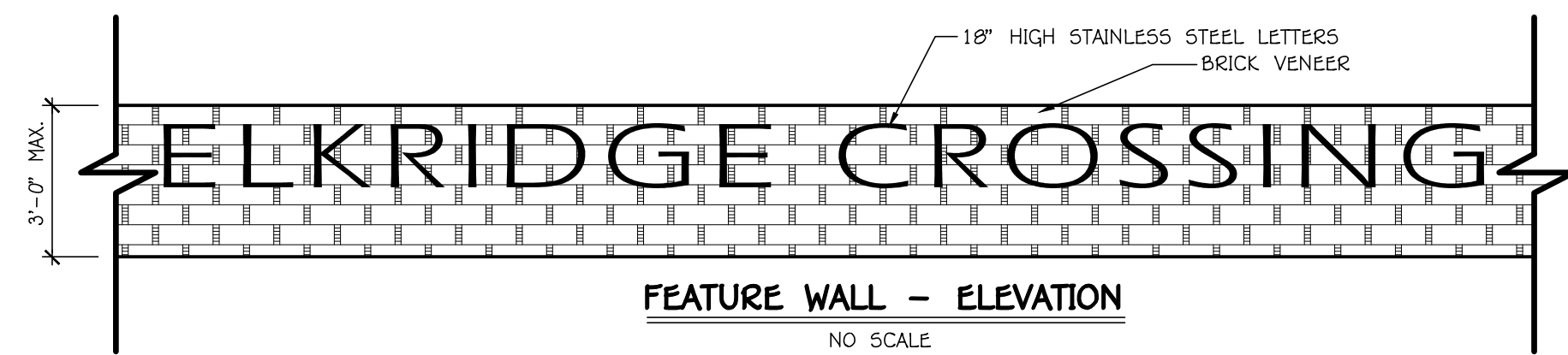
SOILS LEGEND				
SOIL	NAME	CLASS	Kw	
FaaA	Fallington sandy loam, 0 to 2 percent slopes	C	0.20	
RaC	Russett fine sandy loam, 5 to 10 percent slopes	C	0.24	
RaD	Russett fine sandy loam, 10 to 15 percent slopes	C	0.24	
RuB	Russett and Beltsville soils, 2 to 5 percent slopes	C	0.39	
RuC	Russett and Beltsville soils, 5 to 10 percent slopes	C	0.32	
SrD	Sassafras and Croom soils, 10 to 15 percent slopes	B	0.30	
UcB	Urban land-Chillum-Beltsville complex, 0 to 5 percent slopes	D	0.37	
UdD	Urban land-Udorthents complex, 0 to 15 percent slopes	D	-	

NOTES:

- Hydric soils and/or contains hydric inclusions
- May contain hydric inclusions
- † Generally only within 100-year floodplain areas

ROUTE 1 FRONTAGE TABULATION	
FRONTAGE LENGTH (EXCLUDING DOCTOR PATEL DRIVE)	526.0 L.F.
BUILDING FRONTAGE REQUIRED (75%)	394.5 L.F.
BUILDING FRONTAGE PROVIDED	407.0 L.F.

NOTE: THE LANDSCAPING AND FEATURE WALL WILL BE UPDATED WITH THE SECTION 4 SITE DEVELOPMENT PLAN SUBMISSION.



"A" "B" "C" "D" "E"
(Clarendon - Rear Load)
FRONT ELEVATION
NO SCALE

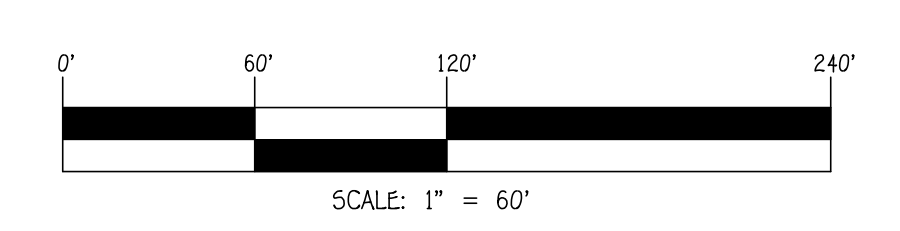


(Lots 94-91 & 111-110)
(Clarendon - Front Load)
FRONT ELEVATION
NO SCALE

Paul G. Cavanaugh
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 1-25-26.



FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21042
(410) 461-2955



TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

DocuSigned by:
Lynda Eisenberg
220835883042E

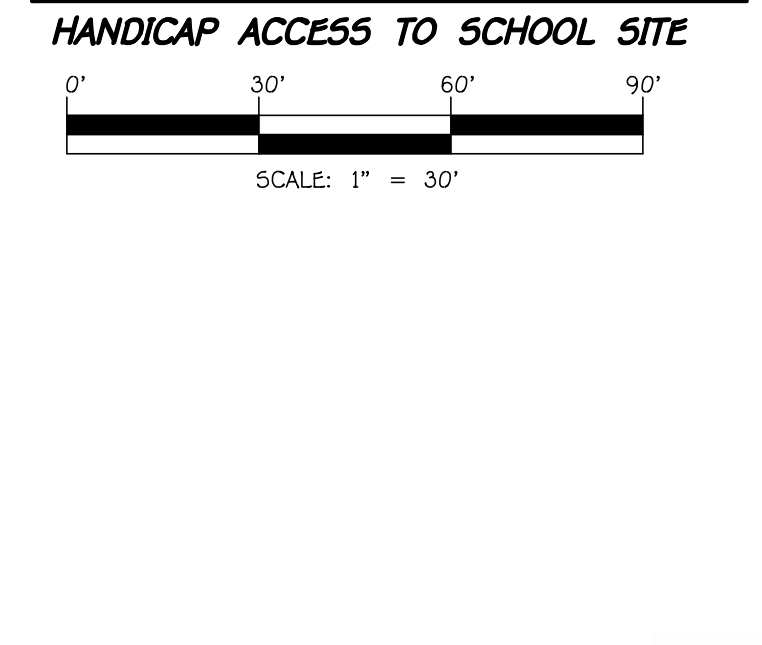
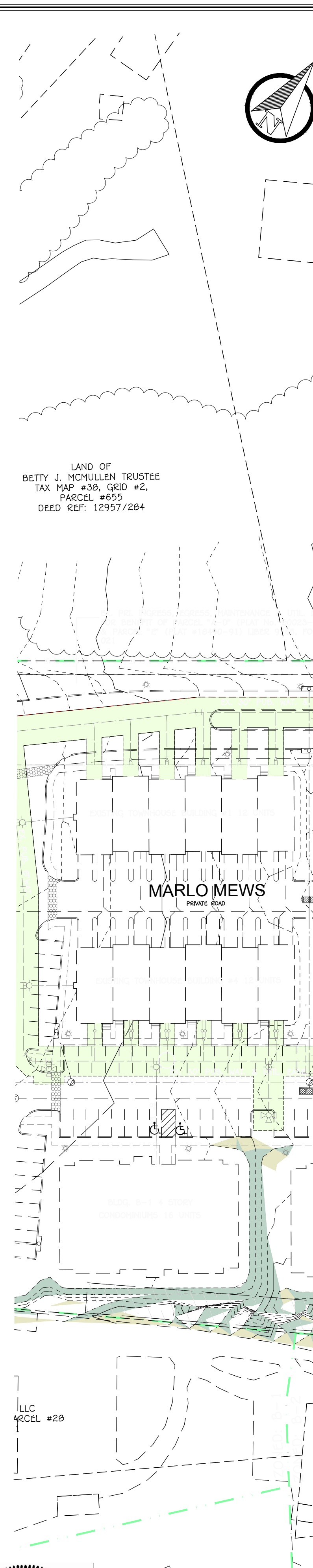
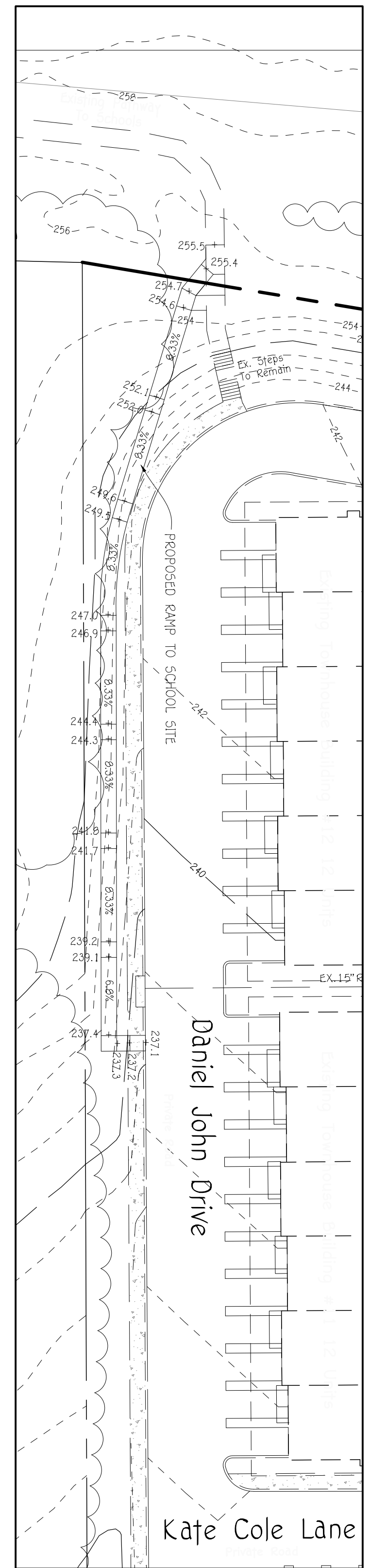
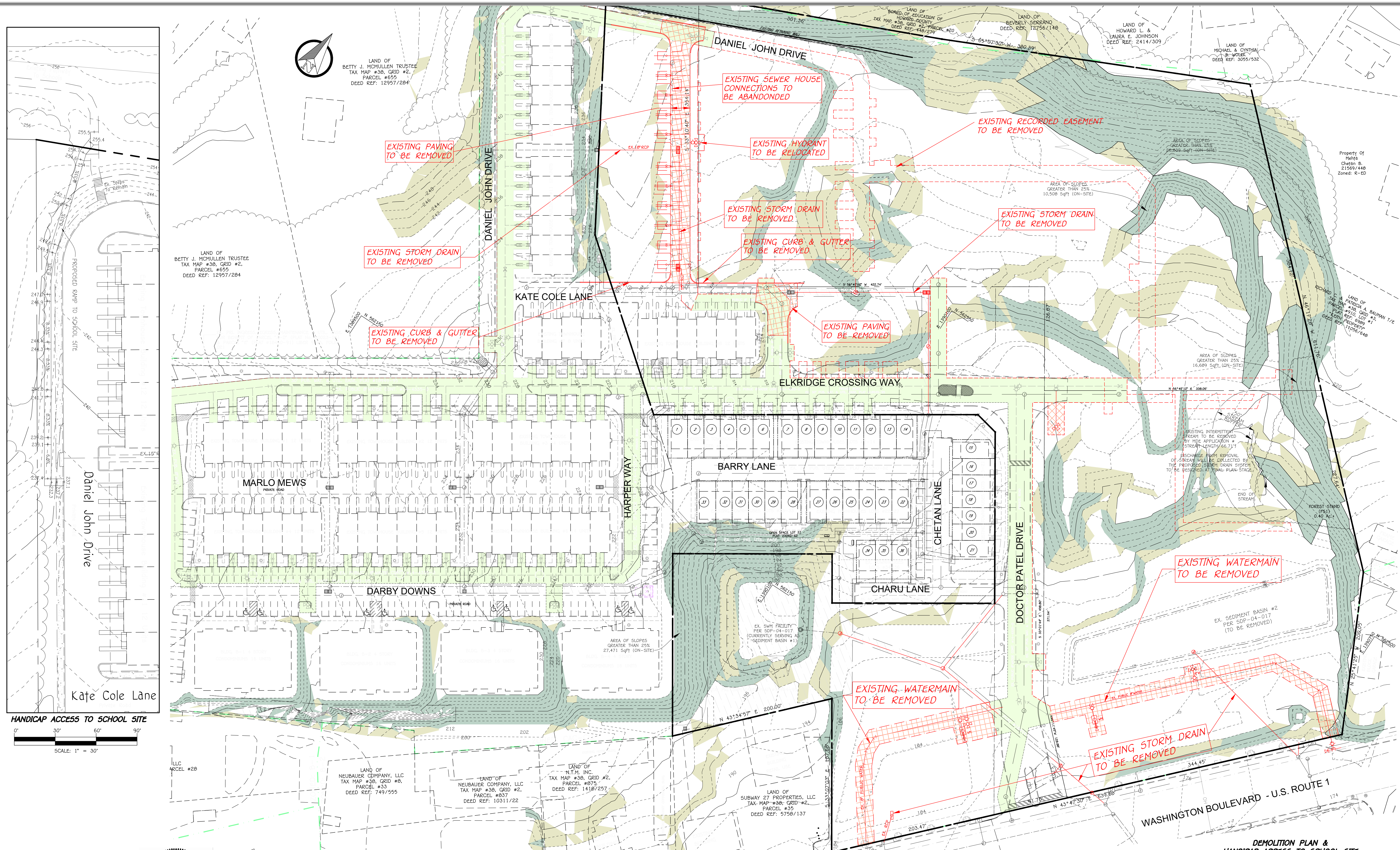
6/12/2024
DATE

PLANNING DIRECTOR

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

DEVELOPER
ELKBRIDGE DEVELOPERS, LLC
5192 TALBOTS LANDING
ELLCOTT CITY, MD 21046
443-285-9563

OVERALL SITE PLAN & SOILS MAP
ELKBRIDGE 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-CU
PREVIOUS HOWARD COUNTY FILES: SEE NOTE 2E
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY 15, 2024
SHEET 2 OF 9



LAND OF BETTY J. MCMULLEN TRUSTEE
TAX MAP #38, GRID #2,
PARCEL #655
DEED REF: 12957/284

LAND OF BETTY J. MCMULLEN TRUSTEE
TAX MAP #38, GRID #2,
PARCEL #655
DEED REF: 12957/284

LAND OF NEUBAUER COMPANY, LLC
TAX MAP #38, GRID #8,
PARCEL #33
DEED REF: 749/555

LAND OF NEUBAUER COMPANY, LLC
TAX MAP #38, GRID #2,
PARCEL #837
DEED REF: 10311/22

LAND OF N.T.M. INC.
TAX MAP #38, GRID #2,
PARCEL #873
DEED REF: 1418/257

LAND OF SUBWAY 27 PROPERTIES, LLC
TAX MAP #38, GRID #2,
PARCEL #35
DEED REF: 5758/137

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
33 CENTENNIAL SQUARE OFFICE PARK • 10272 BALTIMORE NATIONAL PIKE
ELLCOTT CITY, MARYLAND 21046
(410) 461-2855



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 1-25-26."

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

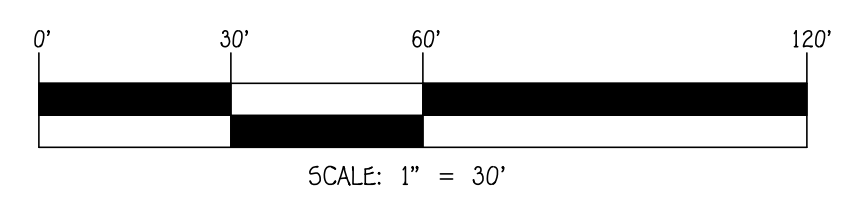
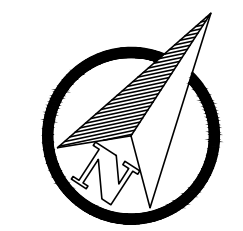
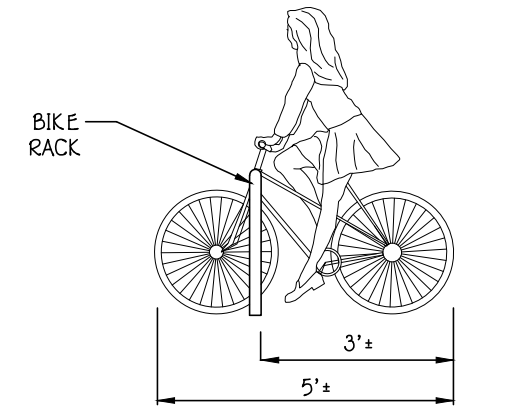
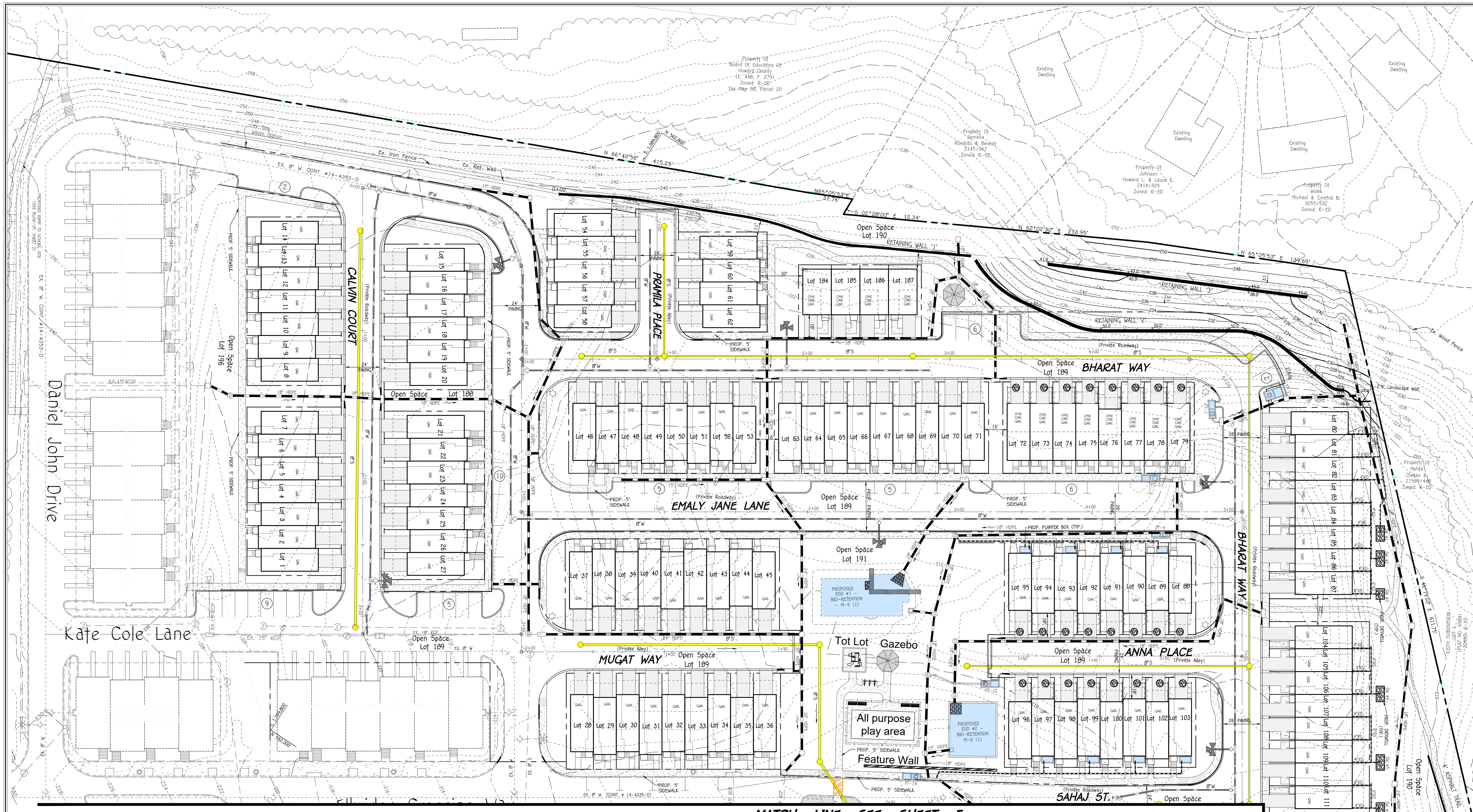
DocuSigned by:
Linda Eisenberg
2208885836426
PLANNING DIRECTOR

6/12/2024
DATE

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

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

DEMOLITION PLAN & HANDICAP ACCESS TO SCHOOL SITE
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-CU
PREVIOUS HOWARD COUNTY FILES: SEE NOTE 2E
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: MAY 15, 2024
SHEET 3 OF 9



Paul G. Cavanaugh
 5/15/24
 Date
 Paul G. Cavanaugh, P.E.
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FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK • 10072 BALTIMORE NATIONAL PIKE
 ELICOTT CITY, MARYLAND 21046
 (410) 461-2895

TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

DocuSigned by:
Linda Eisenberg
 202508280946
 PLANNING DIRECTOR

6/12/2024
 DATE

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

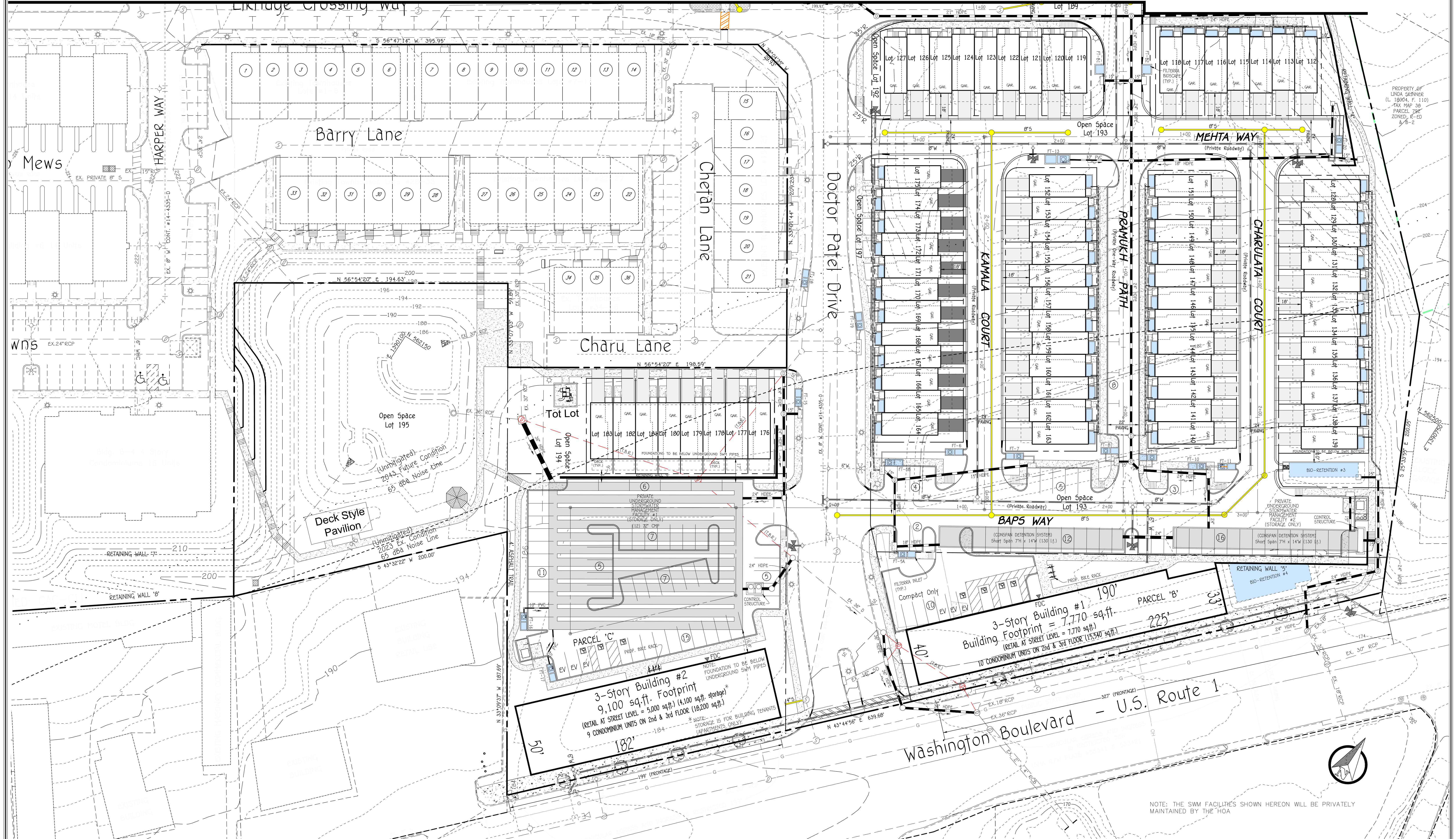
NOTE: THE SWM FACILITIES SHOWN HEREON WILL BE PRIVATELY MAINTAINED BY THE HOA

NOTE: ALL ROADS WILL BE PRIVATELY MAINTAINED BY THE HOA

AMENDED SKETCH PLAN
ELKRIDGE CROSSING II
LOTS 1 THRU 107, OPEN SPACE, LOTS 108 THRU 197
AND PARCELS 'A' THRU 'C'

TAX MAP NO: 38 GRID NOS: 2 & 3 PARCEL NO: 38
 ZONED CAC-CU
 PREVIOUS HOWARD COUNTY FILES: SEE NOTE 2E
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY 15, 2024
 SHEET 4 OF 9

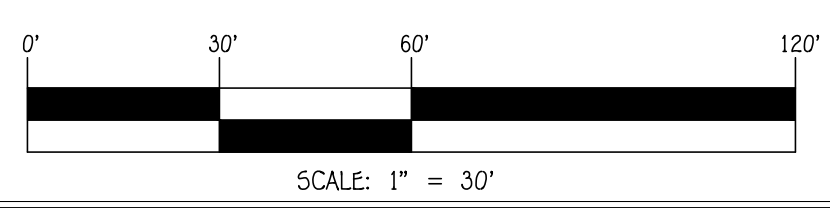
MATCH LINE SEE SHEET 4



FISHER, COLLINS & CARTER, INC.
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENNIAL SQUARE OFFICE PARK - 10222 BOLDERS NATIONAL PARK
 ELICOTT CITY, MARYLAND 21042
 (410) 461-2895



Paul G. Cavanaugh
 5/15/24
 Date
 "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 1-25-26."



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

Designed by:
 Linda Eisenberg
 PLANNING DIRECTOR

6/12/2024
 DATE

OWNER
 CHETAN B. MEHTA, BENEFICIARY OF THE CHETAN MEHTA IRREVOCABLE TRUST
 5132 TALBOTS LANDING
 ELICOTT CITY, MARYLAND 21046
 443-285-9563

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

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

NOTE: THE SWM FACILITIES SHOWN HEREON WILL BE PRIVATELY MAINTAINED BY THE HOA

TAX MAP NO.: 38 GRID NOS.: 2 & 3 PARCEL NO.: 38
 ZONED CAC-CU
 PREVIOUS HOWARD COUNTY FILES: SEE NOTE 2E
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY 15, 2024
 SHEET 5 OF 9

PROJECT BACKGROUND INFORMATION FOR OVERALL ELKRIDGE CROSSING PROJECT

WP-04-06 REQUEST WAIVER TO SECTION 16.155(a)-TO ALLOW GRADING FOR A DEVELOPMENT PRIOR TO SITE DEVELOPMENT PLAN APPROVAL (WAIVER REQUEST DENIED APRIL 12, 2004)

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.



BUILDING 1 SOUTH ELEVATION



BUILDING 1 EAST/WEST ELEVATION



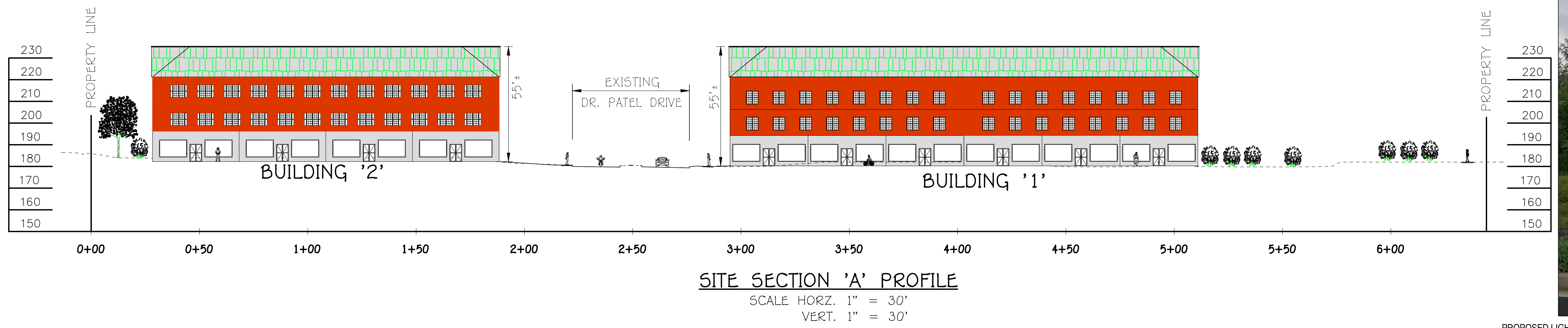
BUILDING 2 SOUTH ELEVATION



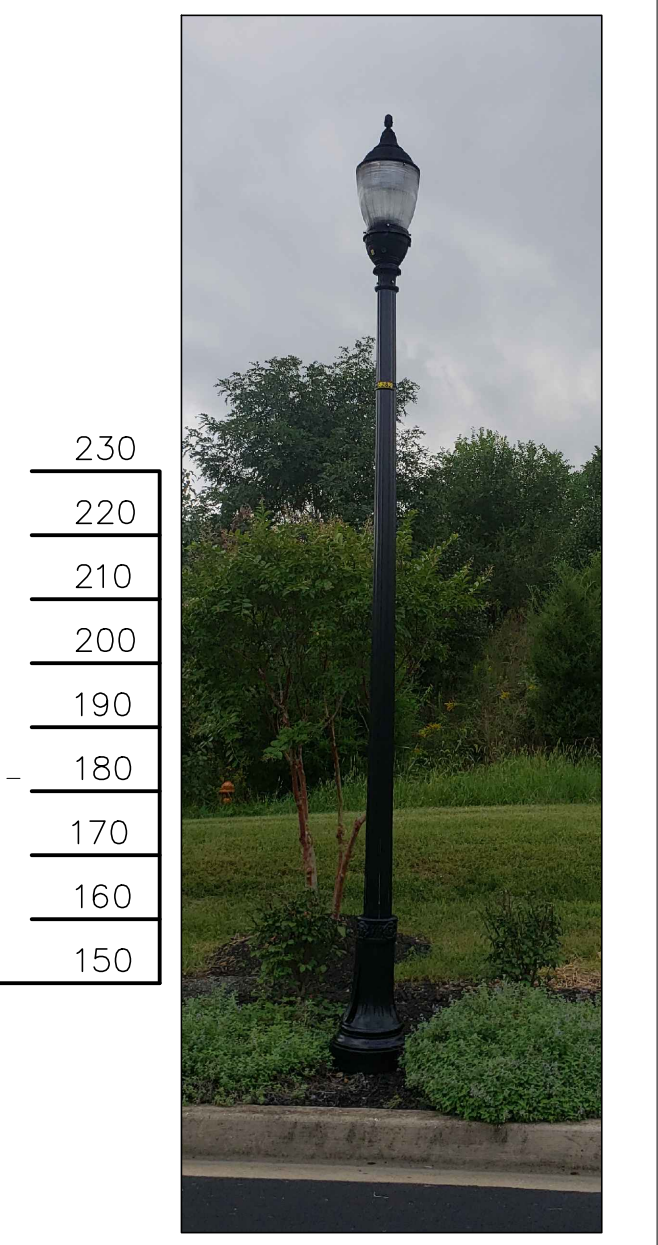
BUILDING 2 EAST/WEST ELEVATION

IGM STUDIO ARCHITECTS

ELKRIDGE CROSSING II ELKRIDGE, MARYLAND



SITE SECTION 'A' PROFILE SCALE HORZ. 1" = 30' VERT. 1" = 30'



PROPOSED LIGHT POLE TO MATCH EX. LIGHT POLES FROM ELKRIDGE CROSSING

1) PREVIOUS CONDITION - THE APPLICANT/DEVELOPER OR BUILDER SHALL START THE PROCESS WITH OPW, REAL ESTATE SERVICES DIVISION FOR RE-ASSIGNMENT OF THE ASSOCIATED DEVELOPER'S AGREEMENTS AND BONDS FOR SGP-06-07B AND SGP-07-09S AS APPLICABLE FROM GWENIDGE, LLC (BRANTLY DEVELOPMENT GROUP) TO THE NEW DEVELOPER'S NAME WITHIN 60 DAYS OF MARCH 1, 2014 (ON OR BEFORE APRIL 30, 2014).

1) THE APPLICANT/DEVELOPER OR BUILDER SHALL SUBMIT F-12-001 FOR SIGNATURE AND RECORDED ON OR BEFORE DECEMBER 31, 2013. 2) ANY REVISION 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 RESCINDED.

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

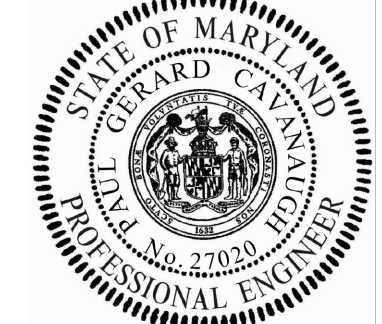
OWNER CHETAN B. MEHTA, BENEFICIARY OF THE CHETAN MEHTA IRREVOCABLE TRUST

DEVELOPER ELKRIDGE DEVELOPERS, LLC 5192 TALBOTS LANDING

PROJECT BACKGROUND AND SITE SECTIONS ELKRIDGE CROSSING II

LOTS 1 THRU 187, OPEN SPACE LOTS 188 THRU 197 AND PARCELS 'A' THRU 'C'

FISHER, COLLINS & CARTER, INC. CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS



Paul G. Cavanaugh 5/15/24 Site Professional Certifications: 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 1-25-26.

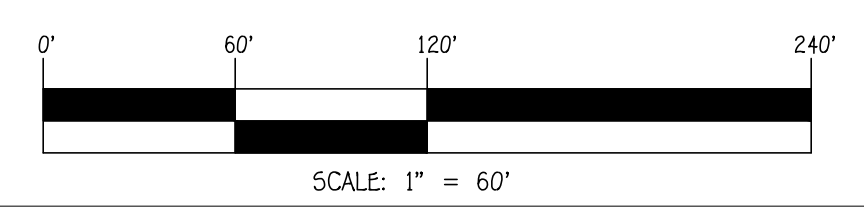


OPEN SPACE TABULATION (AMENITY AREA)
 a. AREA OF AMENITY AREA REQUIRED:
 ELKRIDGE CROSSING: 9.72 Ac. (SDP-04-017)
 ELKRIDGE CROSSING II: 16.74 Ac. (16.74 Ac. x 10%) = 1.67 Ac.
 TOTAL AREA OF AMENITY AREA PROVIDED: 2.640 Ac.
 ELKRIDGE CROSSING II: 2.640 Ac. (CREDITED)

- (AMENITY AREA #1 = 0.365 Ac.)
- (AMENITY AREA #2A = 0.223 Ac.) (CREDITED)
- (AMENITY AREA #2B = 0.683 Ac.)
- (AMENITY AREA #3 = 0.612 Ac.)
- (AMENITY AREA #4 = 0.757 Ac.)



Paul G. Cavanaugh, P.E.
 5/15/24
 Date
 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 1-25-26.



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

DocuSigned by:
 Lynda Eisenberg
 2028835893426
 PLANNING DIRECTOR

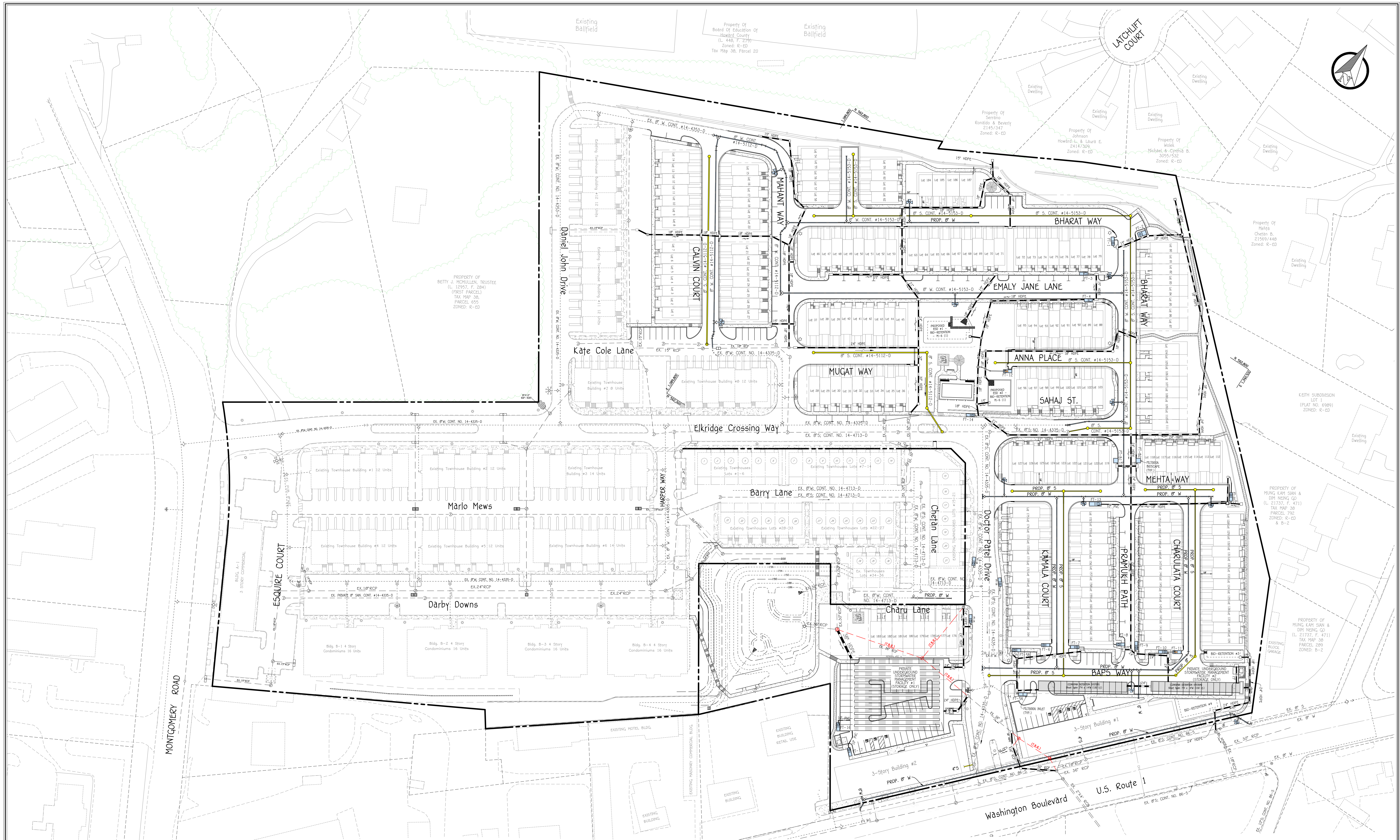
6/12/2024
 DATE

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

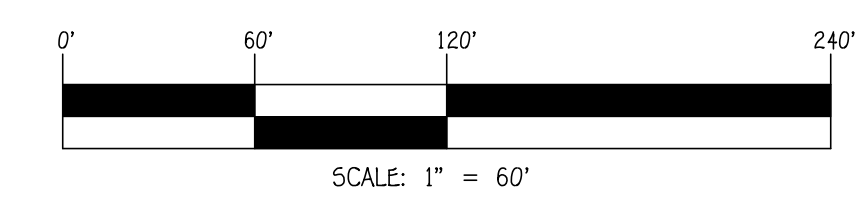
DEVELOPER
 ELKRIDGE DEVELOPERS, LLC
 5192 TALBOTS LANDING
 ELLICOTT CITY, MD 21046
 443-285-9563

AMENITY LAYOUT
 ELKRIDGE CROSSING II
 LOTS 1 THRU 187, OPEN SPACE LOTS 188 THRU 197 AND PARCELS 'A' THRU 'C'

TAX MAP NO.: 38 QRID NOS.: 2 & 3 PARCEL NO.: 38
 ZONED: CAC-CU
 PREVIOUS HOWARD COUNTY FILES: SEE NOTE 2E
 FIRST ELECTION DISTRICT: HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY 15, 2024
 SHEET 7 OF 9



Paul G. Cavanaugh
 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 1-25-26."



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

DocuSigned by:
 Lynda Eisenberg
 2208935863942E
 PLANNING DIRECTOR

6/12/2024
 DATE

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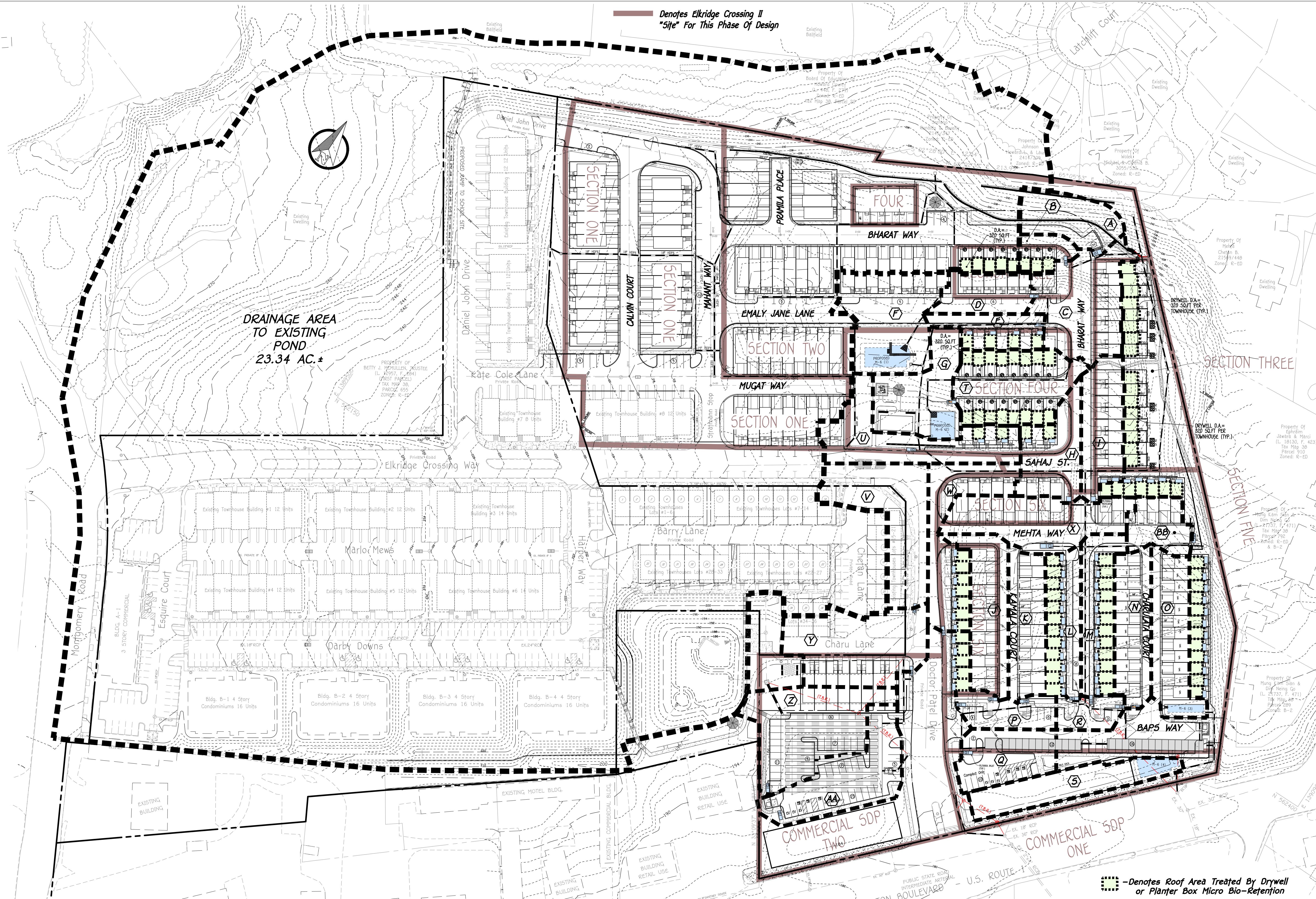
UTILITY PLAN
ELKRIDGE CROSSING II
LOTS 1 THRU 187, OPEN SPACE LOTS 188 THRU 197
AND PARCELS 'A' THRU 'C'

TAX MAP NO.: 38 GRID NOS.: 2 & 3 PARCEL NO.: 38
 ZONED CAC-CL1
 PREVIOUS HOWARD COUNTY FILES: SEE NOTE 2E
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY 15, 2024
 SHEET 8 OF 9

DRAINAGE AREA DATA

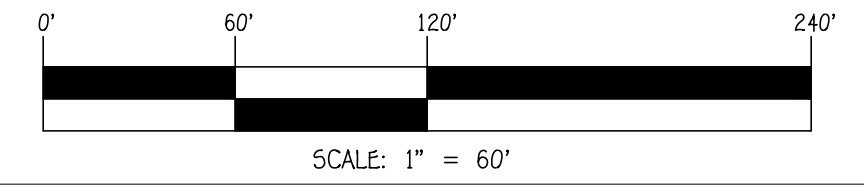
AREA=8,440 SQ.FT. FT-2	A	IMP AREA=2,993 SQ.FT.
AREA=2,446 SQ.FT. FT-1	B	IMP AREA=2,051 SQ.FT.
AREA=16,274 SQ.FT. MB-2	C	IMP AREA=12,633 SQ.FT.
AREA=6,901 SQ.FT. FT-3	D	IMP AREA=5,570 SQ.FT.
AREA=7,294 SQ.FT. FT-4	E	IMP AREA=7,023 SQ.FT.
AREA=16,849 SQ.FT. MB-1 (SEC. 2)	F	IMP AREA=9,826 SQ.FT.
AREA=12,400 SQ.FT. (SEC. 3)	G	IMP AREA=2,937 SQ.FT.
AREA=10,004 SQ.FT. FT-B1	H	IMP AREA=6,644 SQ.FT.
AREA=9,673 SQ.FT. FT-B2	I	IMP AREA=8,187 SQ.FT.
AREA=11,811 SQ.FT. FT-6	J	IMP AREA=9,680 SQ.FT.
AREA=10,172 SQ.FT. FT-7	K	IMP AREA=8,508 SQ.FT.
AREA=5,233 SQ.FT. FT-8	L	IMP AREA=3,817 SQ.FT.
AREA=6,421 SQ.FT. FT-9	M	IMP AREA=4,887 SQ.FT.
AREA=9,934 SQ.FT. FT-11	N	IMP AREA=8,261 SQ.FT.
AREA=12,028 SQ.FT. MB-3 (SEC. 5)	O	IMP AREA=8,785 SQ.FT.
AREA=6,040 SQ.FT. FT-5B	P	IMP AREA=4,324 SQ.FT.
AREA=7,843 SQ.FT. FT-5A	Q	IMP AREA=4,105 SQ.FT.
AREA=4,107 SQ.FT. FT-10	R	IMP AREA=2,922 SQ.FT.
AREA=10,634 SQ.FT. MB-4 (SEC. 7)	S	IMP AREA=8,767 SQ.FT.
AREA=10,531 SQ.FT. FT-12	T	IMP AREA=8,173 SQ.FT.
AREA=14,811 SQ.FT. FT-14	U	IMP AREA=9,232 SQ.FT.
AREA=17,094 SQ.FT. FT-18	V	IMP AREA=11,245 SQ.FT.
AREA=12,281 SQ.FT. FT-19	W	IMP AREA=11,052 SQ.FT.
AREA=12,250 SQ.FT. FT-13	X	IMP AREA=11,637 SQ.FT.
AREA=17,023 SQ.FT. FT-15	Y	IMP AREA=15,327 SQ.FT.
AREA=15,659 SQ.FT. FT-16	Z	IMP AREA=13,809 SQ.FT.
AREA=15,682 SQ.FT. FT-17	AA	IMP AREA=14,037 SQ.FT.
AREA=9,822 SQ.FT. FT-20	BB	IMP AREA=4,882 SQ.FT.

Denotes Elkridge Crossing II "Site" For This Phase Of Design



DRAINAGE AREA TO EXISTING POND
23.34 AC.±

Paul G. Cavanaugh
 Paul G. Cavanaugh, P.E.
 5/15/24
 Date
 "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 1-25-26."



TENTATIVELY APPROVED
 DEPARTMENT OF PLANNING AND ZONING
 HOWARD COUNTY

DocuSigned by:
 Lynda Eisenberg
 2028358939426
 PLANNING DIRECTOR

6/12/2024
 DATE

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

Denotes Roof Area Treated By Drywell or Planter Box Micro Bio-Retention

DRAINAGE AREA MAP
 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-CU
 PREVIOUS HOWARD COUNTY FILES: SEE NOTE 2E
 FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: AS SHOWN DATE: MAY 15, 2024
 SHEET 9 OF 9

FISHER, COLLINS & CARTER, INC.
 CIVIL, ENGINEERING CONSULTANTS & LAND SURVEYORS
 CENTENAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
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