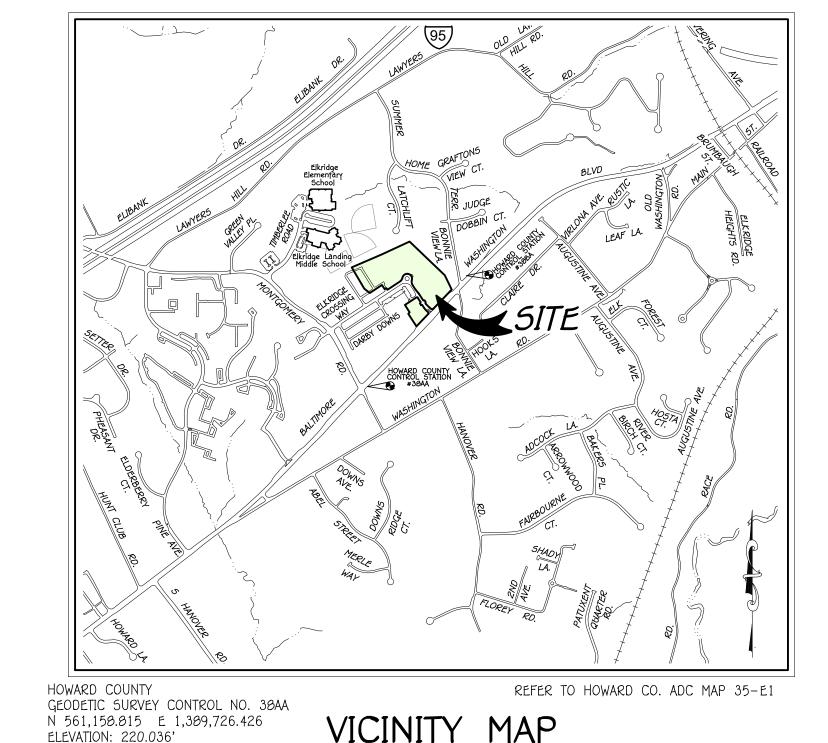
SHEET INDEX					
SHEET NO.	DESCRIPTION				
1	TITLE SHEET				
2	OVERALL SITE PLAN & SOILS MAP				
3	DEMOLITION PLAN & HANDICAP ACCESS TO SCHOOL SITE				
4	AMENDED SKETCH PLAN				
5	AMENDED SKETCH PLAN				
6	PROJECT BACKGROUND AND SITE SECTIONS				
7	AMENITY LAYOUT				
8	UTILITY PLAN				
9	SWM DRAINAGE AREA MAP				

ROADWAY INFORMATION CHART					
ROAD NAME	CLASSIFICATION	DESIGN SPEED	R/W WIDTH		
BHARAT WAY	PRIVATE ROAD	25 M.P.H.	NA		
EMALY JANE LANE	PRIVATE ROAD	25 M.P.H.	NA		
MUGAT WAY	PRIVATE ALLEY	25 M.P.H.	NA		
ANNA PLACE	PRIVATE ALLEY	25 M.P.H.	NA		
CALVIN COURT	PRIVATE ROAD	25 M.P.H.	NA		
SAHAJ STREET	PRIVATÉ ROAD	25 M.P.H.	NA		
MAHANT WAY	PRIVATE ROAD	25 M.P.H.	NA		
MEHTA WAY	PRIVATE ROAD	25 M.P.H.	NA		
PRAMILA PLACE	PRIVATE ALLEY	25 M.P.H.	NA		
CHARULATA COURT	PRIVATE ROAD	25 M.P.H.	NA		
KAMALA COURT	PRIVATE ROAD	25 M.P.H.	NA		
PRAMUKH PATH	PRIVATE ROAD (ONEWAY)	25 M.P.H.	NA		
BAP5 WAY	PRIVATE ROAD	25 M.P.H.	NA		
STRATMAN STOP	EX. PRIVATE ROAD	25 M.P.H.	NA		
DANIEL JOHN DRIVE	EX. PRIVATE ROAD	25 M.P.H.	NA		
ELKRIDGE CROSSING WAY	EX. PRIVATE ROAD	25 M.P.H.	NA		
DOCTOR PATEL DRIVE	EX. PRIVATE ROAD	25 M.P.H.	NA		
KATE COLE LANE	FX. PRIVATE ROAD	25 M.P.H.	NA		

# 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'



5CALE: 1" = 1200"

FIRST ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

ADDRESS CHART

F 6218 WASHINGTON BOULEVARD

ADDRESS

6206 WASHINGTON BOULEVARD

6210 WASHINGTON BOULEVARD

#### OTAL RESIDENTIAL PARKING REQUIRED: 512 PARKING SPACES FOTAL RESIDENTIAL PARKING PROVIDED: 651 PARKING SPACES 2 SPACES PER UNIT REQUIRED 187 UNITS X 2 = 374 PARKING SPACES OVERFLOW PARKING 0.5 PER UNIT REQUIRED 187 UNITS X 0.5 = 94 PARKING SPACES PARKING SPACES REQUIRED: = 468 PARKING SPACES GARAGES (175 DOUBLE) = 350 PARKING SPACES GARAGES (12 SINGLE)\* = 12 PARKING SPACES DRIVEWAY (187 SINGLE) = 187 PARKING SPACES OVERFLOW PARKING = 58 PARKING SPACES (ON-STREET PARKING) PARKING SPACES PROVIDED: 607 PARKING SPACES APARTMENTS 2 SPACES 19 UNITS OVERFLOW 19 UNITS

PARKING

RESIDENTIAL PARKING TABULATION

2 SPACES PER UNIT REQUIRED 9 UNITS X 2 = 38 PARKING SPACES OVERFLOW PARKING 0.3 PER UNIT REQUIRED	MODERATE INCOME HOUSING UNI ALLOCATION EXEMPTIONS TRA	
9 UNITS X 0.3 = 6 PARKING SPACES	Total Number of Lots/Units Proposed (Elkridge Crossing II)	206
ARKING SPACES REQUIRED: 44 PARKING SPACES	Number of MIHU Required	31
PARKING SPACES PROVIDED: 44 PARKING SPACES	Number of MIHU Provided Onsite (exempt from APFO allocations)	31
TOTAL RESIDENTIAL PARKING PROVIDED FOR ENTIRE ELKRIDGE CROSSING COMMUNITY: 1,195 SPACES	Number of APFO Allocations Required (remaining lots/units)	0
(ELKRIDGE CROSSING SDP-06-078: 544 SPACES) + (ELKRIDGE CROSSING II: 651 SPACES)	MIHU Fee-in-Lieu (indicate lot/unit numbers)	0

\* 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								
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)	26.428 AC. 5-04-011)	0.29 AC. (5-04-011)	0.00 AC. (5-04-011)	26.138 AC. (26.428 - 0.29) (5-04-011)	653 (26.138 X 25) (5-04-011)	220 128 - (5DP-04-017) 92- (5DP-06-078)	25,347 5q.F†. (426 X .85 X 70) (5-04-011)	19,320 5q.Ft. 19,320-(5DP-04-017) 0 - (5DP-06-078)
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.Ft. (206 X .85 X 70)	12,770 sq.ft. Retail

LEGEND			
SYMBOL	DESCRIPTION		
	EXISTING PAVEMENT		
	EXISTING PAVMENT TO BE REMOVED		
	EXISTING PUBLIC UTILITY EASMENT		
	EXISTING ACCESS EASMENT		
* * * * * * * * * * * * * * * * * * *	EXISTING PRIVATE UTILITY EASEMENT		
	EXISTING EASEMENT TO BE ABANDONED		
	EXISTING TREES TO BE REMOVED		
	EXISTING TREELINE		
SrD UtD	SOILS DELINEATION		
00	EXISTING TREES		
	OPEN SPACE AMENITY AREA		

## DENSITY 206/288 = 71.5%

COMMERCIAL PARKING TABULATION

TOTAL COMMERCIAL PARKING REQUIRED: 64 PARKING SPACES

TOTAL COMMERCIAL PARKING PROVIDED: 64 PARKING SPACES

COMMERCIAL BUILDING No. 1

COMMERCIAL BUILDING No. 2

RETAIL: 7,770 SQ.FT.

RETAIL: 5,000 SQ.FT.

5 SPACES PER 1,000 SQ.FT. = 25 SPACES

5 SPACES PER 1,000 SQ.FT. = 39 SPACES

### SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF THIS SUBMISSION = 13.33 AC. ±.
- B. LIMIT OF DISTURBED AREA = 13.99 Ac. ± (SWM BASED ON LOD)
- C. PRESENT ZONING DESIGNATION = CAC-CLI
- (PER 10/06/2013 COMPREHENSIVE ZONING PLAN) D. PROPOSED USE: RESIDENTIAL SINGLE FAMILY ATTACHED
- E. PREVIOUS HOWARD COUNTY FILES: 5-04-011, SDP-04-017, WP-04-043, F-04-187, WP-04-150, F-06-013, F-06-005, F-05, F-08, F-07-132, F-08-067, F-08-07-055, F-08-192, 5DP-06-078, WP-11-042, WP-13-010, WP-14-062, F-12-001, WP-15-075, ECP 19-032, 5-19-005, F-20-025, 5DP-20-007, F-20-053, 5DP-20-053 & 5DP-20-060.
- TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0 AC TOTAL AREA OF SLOPES IN EXCESS OF 25% = 1.80 AC±
- TOTAL IMPERVIOUS AREA = 3.37 AC+ (WITHIN LOD,
- TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.00 AC. ± TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.33 AC. ± TOTAL AREA OF EXISTING FOREST = 0.0 AC.
- EXCLUDES EXISTING IMPERVIOUS) L. AREA OF ERODIBLE SOILS = 5.59 AC±

#### PLAN UNITS PROVIDED AMENITY AREA PROVIDED DENSITY OMMERCIAL PROVIDE 58 (TOWNHOUS) SKETCH PLAN 206/288 = 71.5%13.33 AC. | 11.53 AC. 17,900 sq.ft. 48 (APARTMENTS) 2.680 AC. (CREDITED) (5-19-005) 17.9 UNITS/ACRE 206 TOTAL 7 (TOWNHOUSE: AMENDED SKETCH PLAN 13.33 AC. | 11.53 AC. 206/288 = 71.5%12,770 sq.ft. 19 (APARTMENTS) 2.640 AC. (CREDITED) (5-24-001)17.9 UNITS/ACRE 206 TOTAL

SKETCH PLAN / AMENDED SKETCH PLAN SUMMARY CHART

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.

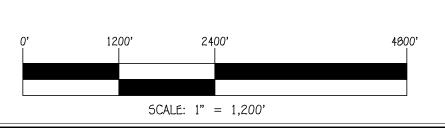




### Paul G. Cavanaugh

Paul G. Cavanaugh, P.E. "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.  $\underline{27020}$ , Expiration Date  $\underline{1-25-26}$ ."

5/15/24



HOWARD COUNTY

ELEVATION: 166.174'

GEODETIC SURVEY CONTROL NO. 38BA

N 562,553.314 E 1,390,967.956

TENTATIVELY APPROVI DEPARTMENT OF PLANNING AI HOWARD COUNTY	<del></del>
Docusigned by:  4220B635863942E PLANNING DIRECTOR	6/12/2024 DATE

### OWNER

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

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

DEVELOPER

REMOVAL, PARKING ENFORCEMENT, ETC.

#### 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%) = $1.80~{\rm AC}\pm$ NET AREA OF TRACT = $11.53~{\rm AC}\pm$ . AREA OF PROPOSED PUBLIC ROAD = $0.00 \text{ AC} \pm$ PREVIOUS DEPARTMENT OF PLANNING AND ZONING FILE NUMBERS = 5-04-011, 5DP-04-017, WP-04-043, F-04-187, WP-04-150, F-06-013, F-06-005, F-05-188, F-07-132, F-08-067, 5DP-07-055, F-08-192, 5DP-06-078, WP-11-042, WP-13-010, WP-14-062, F-12-001, WP-15-075, ECP-19-032, 5-19-005, F-20-025, 5DP-20-007, F-20-053, 5DP-20-053 & 5DP-20-060. f 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 ELKRIDGE CROSSING I: (10.0 AC.) = 1.0 AC ELKRIDGE CROSSING II: (16.428 AC.) = 1.64 AC TOTAL: (26.428 AC.) = 2.64 AC b. AREA OF AMENITY AREA PROVIDED: 1. AMENITY AREA #1 = 0.365 Ac. (Elkridge Crossing II) 2. AMENITY AREA #2 = 0.906 Ac. (#2A = 0.223 (credited), #2B = 0.603) (Elkridge Crossing II) 3. AMENITY AREA #3 = 0.612 Ac. (Elkridge Crossing II) 4. AMENITY AREA #4 = 0.757 Ac. (Elkridge Crossing II) TOTAL AREA = 2.640 Ac. g. PROPOSED DENSITY: TOTAL NUMBER OF UNITS ALLOWED: (11.53 Ac. X 25 UNITS/AC) = 288 UNITS TOTAL NUMBER OF UNITS PROPOSED UNDER 5-19-005 = 150 TOWNHOUSES & 40 APARTMENTS = 206 TOTAL UNITS TOTAL NUMBER OF UNITS PROPOSED UNDER 5-24-001 = 187 TOWNHOUSES & 19 APARTMENTS = 206 UNITS UNITS TOTAL AREA OF COMMERCIAL REQUIRED = (206 UNITS X 85% X 70 54.Ft. PER UNIT = 12,257 54.Ft.) BASED ON OVERALL AREA OF ELKRIDGE CROSSING PROJECT AREA OF COMMERCIAL PROPOSED UNDER 5-19-005 = 17,900 5q.Ft. AREA OF COMMERCIAL PROVIDED WITH THIS PLAN = 12,770 Sq.Ft. ELKRIDGE CROSSING II (5-24-001) (BUILDING No. 1 & No. 2 CONTAINING RETAIL) AREA OF EXISTING COMMERCIAL PREVIOUSLY PROVIDED = 19,320 54Ft. (14,120 54Ft. of OFFICES and 5,200 of RETAIL) ELKRIDGE CROSSING I TOTAL AREA OF COMMERCIAL PROVIDED = 32,090 54.Ft. (REQUIRED = 25,347 54.Ft.) TOTAL NUMBER OF MIHU REQUIRED: (206 X .15) = 30.9 or 31 UNITS TOTAL NUMBER OF MIHU PROVIDED: 31 UNITS MIHU PROVIDED: SECTION ONE-6 UNITS, SECTION TWO-6 UNITS, SECTION THREE-4 UNITS 15 REMAINING UNITS TO BE PROVIDED WITHIN SECTION FOUR AND FIVE 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 5. 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 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 5DP-07-055, 5DP-20-007, 5DP-20-053 & 5DP-20-060. 8. SOILS INFORMATION TAKEN FROM SOIL MAP No. 30, SOIL SURVEY, HOWARD COUNTY, MARYLAND, JULY, 1960 ISSUE 9. STORMWATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORMWATER DESIGN MANUAL, VOLUMES I AND II, REVISED 2009 TO MEET THE NEW DEVELOPMENT CRITERIA. PROVIDED STORMWATER MANAGEMENT INCLUDES THE USE OF THE EXISTING EXTENDED DETENTION POND AND M-6 FILTERRA DEVICES FOR PORTIONS OF THE SITE IN DESIGN POINT 1. IN DESIGN POINT 2, M-6 PLANTER BOXES, M-6 FILTERRA DEVICES, M-6 MICRO BIO-RETENTION DEVICES, AND M-5 DRYWELLS ARE USED. AN UNDERGROUND DETENTION FACILITY WILL MANAGE THE 1-YEAR STORM TO CREDIT THE FILTERRA DEVICES TO MAXIMUM Pe, AS WELL AS ADEQUATELY ATTENUATE 10 AND 25-YEAR STORM DISCHARGES. THE AFOREMENTIONED ESD DEVICES ADDRESS RECHARGE FOR THE SITE. 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 WITH 5-19-005 HAS BEEN APPROVED ON OR ABOUT 6/5/19 PRIOR TO ANY FURTHER PLAN OR WAIVER APPROVALS BEYOND THE SKETCH PLAN. AN UPDATED TRAFFIC IMPACT REPORT DATED OCTOBER, 2023 BY MARS GROUP INC. HAS BEEN SUBMITTED WITH THIS SKETCH PLAN. (SEE GENERAL NOTE No. 28) 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, 2018 AND WAS FOLLOW BY A PRE APPLCIATION 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-3068. 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 - 9 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE) b. SURFACE - SIX (6") INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING . GEOMETRY - MAXIMUM 14% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 TURNING RADIUS. d. STRUCTURES (CUIVERTS/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. . MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE. h. LENGTH - DRIVEWAY SHALL BE 18' MIN. MEASURED FROM THE BACK OF CURB TO GARAGE. 16. COORDINATES BASED ON NAD'83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 38AA AND NO. 38BA: HOWARD COUNTY MONUMENT NO. 38AA N 561,158.815 FT HOWARD COUNTY MONUMENT NO. 38BA N 562,553.314 FT E 1,390,967.956 FT ELEV. 166.174 7. ALL PROPOSED ROADS ARE PRIVATE AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION ALL PARKING REQUIREMENTS FOR THIS PROJECT SHALL BE ENFORCED BY THE HOMEOWNER'S ASSOCIATION, INC. 10. STORMWATER MANAGEMENT FOR A PORTION OF THE ELKRIDGE CROSSING II PORJECT WAS PROVIDED AS PART OF SDP-06-070. 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. 1. 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 HAVE BEEN PROVIDED 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 TREES, PAVING AND NEW STRUCTURES WITHIN FIFTY FEET OF AN INTERMITTENT STREAM BANK; AND SECTION 16.116(b)(1) TO ALLOW GRADING, REMOVAL OF 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, 2018. 26 THIS PLAN IS SUBJECT TO AN ALTERNATIVE COMPLIANCE (WP-20-001) OF SECTION 16 146(a)(1) PRELIMINARY PLAN AND SECTION 16.120(c)(4) MINIMUM FRONTAGES. THIS ALTERNATIVE COMPLIANCE REQUESTS FOR THE PLANS TO PROCEED TO SITE PLAN STAGE AND TO ALLOW THE PROPOSED 150 SINGLE FAMILY ATTACHED LOTS ACCESS TO PRIVATE ROADS. THIS ALTERNATIVE COMPLIANCE HAS BEEN APPROVED BY THE DIRECTOR OF PLANNING AND ZONING ON AUGUST Ø, 2019 SUBJECT TO THE FOLLOWING CONDITIONS: 1. SUBMISSION OF A FINAL PLAN APPLICATION, INCLUDING A FINAL SUBDIVISION PLAT AND ROAD CONSTRUCTION PLAN DRAWINGS WITHIN 9 MONTHS FROM THE DATE OF THE ALTERNATIVE COMPLIANCE APPROVAL LETTER. 2. ALL PROPOSED INFRASTRUCTURE AND IMPROVEMENTS FOR THE ENTIRE PROJECT MUST BE SHOWN AND BONDED THROUGH A DEVELOPER'S AGREEMENT WITH THE SUBDIVISION PLAT, SUPPLEMENTAL PLANS AND SITE DEVELOPMENT PLANS. 3. THE PRIVATE ROADWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN MANUAL REQUIREMENTS ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION. FURTHERMORE, THE DRIVE MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANY REQUIREMENTS PROVIDED BY THE DEVELOPMENT ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS AND THE DEPARTMENT OF FIRE RESCUE SERVICES AS PART OF THE FINAL PLAN PROCESS 4. THE PRIVATE ROADS SHALL BE MAINTAINED AND REPAIRED BY THE H.O.A. THE H.O.A. WILL ALSO BE RESPONSIBLE FOR TRASH COLLECTION, SNOW REMOVAL, PARKING ENFORCEMENT, ETC. 5. A USE-IN-COMMON ACCESS EASEMENT FOR THE PRIVATE ROADWAYS AND MAINTENANCE AGREEMENT MUST BE PREPARED AND RECORDED FOR ALL THE PROPOSED HOUSING LOTS AND 6. INCLUDE THE ALTERNATIVE COMPLIANCE REQUEST FILE NUMBER, DESCRIPTION AND ACTION ON ALL SUBSEQUENT PLAN AND PERMIT SUBMISSIONS. 27. THIS PROJECT IS SUBJECT TO WAIVER DMV2-21-022. BY LETTER DATED MAY 26, 2021, MR. JOHN SEEFRIED, ACTING CHIEF, BUREAU OF ENGINEERING, DEVELOPMENT AND CONSTRUCTION, APPROVED WAIVER (DMV2-21-022); ALLOWING THE INSTALLATION OF MAXIMUM EIGHT (0) FOOT DEEP DECKS WHICH ENCROACH VARIOUS DEPTHS INTO THE 10' EASEMENT SETBACK FROM THE PUBLIC SEWER AND/OR WATER & UTILITY EASEMENTS. SEE SHEET 2 FOR DECK DETAIL AND THE CONDITIONS AND LIMITATIONS REGARDING THE INSTALLATION OF DECKS ON THE TOWNHOUSES OF "ELKRIDGE CROSSING II, SECTION TWO & THREE"; CONT. No. 14-5153-D. 28. SUMMARY OF FINDINGS FOR APFO TRAFFIC ANALYSIS: A. DATE OF REPORT: OCTOBER, 2023 B. DATE OF COUNT(5): SEPTEMBER, 2023 REPORT SUBMITTED AS PART OF PLAN NUMBER: 5-24-001 SCHOOLS WERE IN SESSION ON THE DATE(S) OF THE COUNTS. E. LIST INTERSECTIONS STUDIED: MONTGOMERY ROAD @ MARSHALEE DRIVE/DEBORAH JEAN ROAD AM PEAK HOUR LOS 'A' PM PEAK HOUR LOS 'A (COUNTY) MONTGOMERY ROAD @ BAUMAN DRIVE (COUNTY) NM PEAK HOUR LOS 'A MONTGOMERY ROAD @ LAWYERS HILL ROAD/ROWANBERRY DRIVE AM PEAK HOUR LOS 'A' PM PEAK HOUR LOS 'A (COUNTY) MONTGOMERY ROAD @ ELKRIDGE CROSSING WAY/LAWYERS AM PEAK HOUR LOS 'A PM PEAK HOUR LOS 'A HILL COURT (COUNTY) U.S. 1 @ DR. PATEL DRIVE (STATE) U.S. 1 @ MONTGOMERY ROAD (STATE) AM PEAK HOUR LOS 'C PM PEAK HOUR LOS 'B U.S. 1 @ DUCKETTS LANE (STATE) AM PEAK HOUR LOS 'A' PM PEAK HOUR LOS 'A OLD WASHINGTON ROAD @ HANOVER ROAD (COUNTY) PM PEAK HOUR LOS 'A OLD WASHINGTON ROAD @ MONTGOMERY ROAD (COUNTY) AM PEAK HOUR LOS 'A' PM PEAK HOUR LOS 'A F. NO MITIGATION IS REQUIRED. 29. ON JANUARY 29. 2024 AND PURSUANT TO SECTION 16.104, THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, CONSIDERED AND APPROVED THE REQUEST FOR ALTERNATIVE COMPLIANCE (WP-24-037) WITH RESPECT TO SECTION 16.120(C)(4) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW FOR SINGLE-FAMILY LOTS ON PRIVATE ROADS AS PROPOSED WITH THE ELKRIDGE CROSSING II DEVELOPMENT. APPROVAL OF THIS ALTERNATIVE COMPLIANCE IS SUBJECT TO THE FOLLOWING CONDITIONS: 1. COMPLETION OF THE SUBMITTED AMENDED SKETCH PLAN APPLICATION, 5-24-001. 2. ALL PROPOSED INFRASTRUCTURE AND IMPROVEMENTS FOR THE ENTIRE PROJECT MUST BE SHOWN ON A FINAL PLAT, SUPPLEMENTAL PLAN, AND SITE DEVELOPMENT WITH THE PRIVATE ROADS PLACED WITHIN COMMON AREA PARCELS AND BONDED THROUGH A DEVELOPER'S AGREEMENT WITH HE FINAL PLAN OR SITE DEVELOPMENT PLAN. 3. THE PRIVATE ROADWAYS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED DESIGN MANUAL REQUIREMENTS ISSUED BY THE DEVELOPMENT ENGINEERING DIVISION. FURTHERMORE, THE DRIVE MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ANY REQUIREMENTS PROVIDED BY THE DEVELOPMENT ENGINEERING DIVISION, DEPARTMENT OF PUBLIC WORKS, AND THE DEPARTMENT OF FIRE RESCUE

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

SERVICES AS PART OF THE FINAL PLAN PROCESS. 4. THE PRIVATE ROADS SHALL BE MAINTAINED AND REPAIRED BY THE HOA. THE HOA WILL ALSO BE RESPONSIBLE FOR TRASH COLLECTION, SNOW

5. A USE IN COMMON ACCESS EASEMENT FOR THE PRIVATE ROADWAYS AND ALLEYS, AND A MAINTENANCE AGREEMENT MUST BE PREPARED AND RECORDED TO PROVIDE ACCESS TO ALL THE PROPOSED HOUSING LOTS AND OPEN SPACE LOTS.
6. INCLUDE THE ALTERNATIVE COMPLIANCE REQUEST FILE NUMBER, DESCRIPTION, AND ACTION ON ALL CURRENT AND SUBSEQUENT PLAN

30. A NOISE ANALYSIS REPORT DATED OCTOBER, 2023 BY MARS GROUP INC. HAS BEEN SUBMITTED WITH THIS SKETCH PLAN.

(SEE SHEET 6 FOR PROJECT BACKGROUND 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