

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 DEVELOPMENT PLAN APPROVAL (WAIVER REQUEST DENIED APRIL 12, 2004)

WP-04-150 REQUEST WAIVER TO SECTION 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 NOTATION SHALL BE SHOWN ON F-04-187, 5-04-011 AND ALL FURTHER RELATED PLANS AND 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 16.119(f).

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 03/07/06. 1) TO PROVIDE A SETBACK OF 0' FROM TOE OF STORMWATER MANAGEMENT EMBANKMENT TO A PARCEL LINE IN LIEU OF THE REQUIRED 25' PER CHAPTER 5, SECTION 5-2.4.1.

DESIGN MANUAL WAIVER REQUEST DATED 08/07/06 TO REQUEST A WAIVER OF SECTION 5.415 OF THE HOWARD COUNTY DESIGN MANUAL, VOLUME I 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: 1) REMOVAL OF THE RETAINING WALL MAINTENANCE EASEMENT FROM THE AREA OF THE PUBLIC WATER AND UTILITY EASEMENT.

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 SDP-06-078 AND SDP-07-095 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) PREVIOUS CONDITION - THE APPLICANT/DEVELOPER OR BUILDER SHALL SUBMIT A RED-LINE REVISION TO SDP-06-078 AND SDP-07-095 AS APPLICABLE (IT APPEARS FROM THE APPROVED SDP'S THE PROPOSED SPA UNITS ARE SHOWN PARTIALLY UNDER PHASE 2, AND PARTIALLY UNDER SDP-07-095 FOR PHASE 3) TO CHANGE THE PLANS FOR THE NEW HOUSE MODEL TYPES FOR 88 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).

1) 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.

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 BUILDING PARCEL "C" 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.

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/CHANGES/REVISIONS TO EACH REVIEW AGENCY COMMENT) WITHIN 90 DAYS OF WAIVER APPROVAL (ON OR BEFORE APRIL 7, 2015).

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 SPECIFIC REQUEST IS DENIED.

4. THE APPLICANT/DEVELOPER OR BUILDER SHALL APPLY FOR BUILDING PERMITS FOR ALL CONSTRUCTION SHOWN ON THE REDLINED AND APPROVED SDP-07-095, PHASES 3 AND 4 ON OR BEFORE DECEMBER 31, 2015. REVISED BUILDING PERMITS WILL BE FOR ALL REMAINING RESIDENTIAL UNITS SHOWN ON THE APPROVED SDP. FAILURE TO PULL PERMITS ON ALL COMPONENTS SHOWN ON SDP-07-095 WILL RESULT IN THE VOIDING OF SDP-07-095. 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.

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 1 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



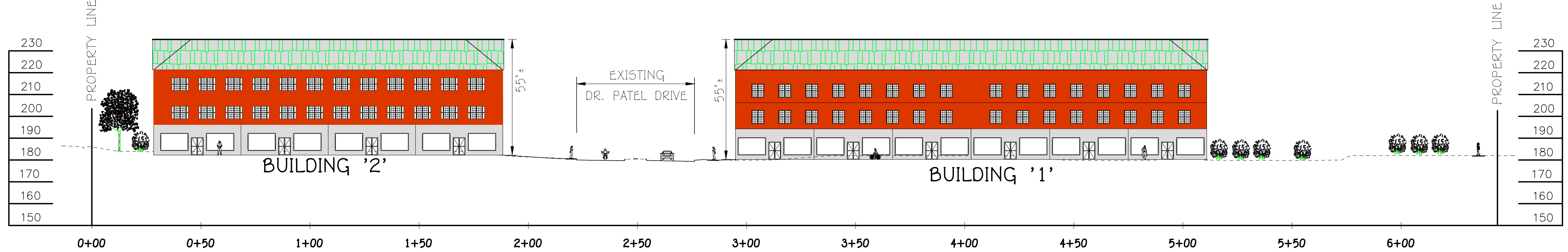
BUILDING 2 SOUTH ELEVATION



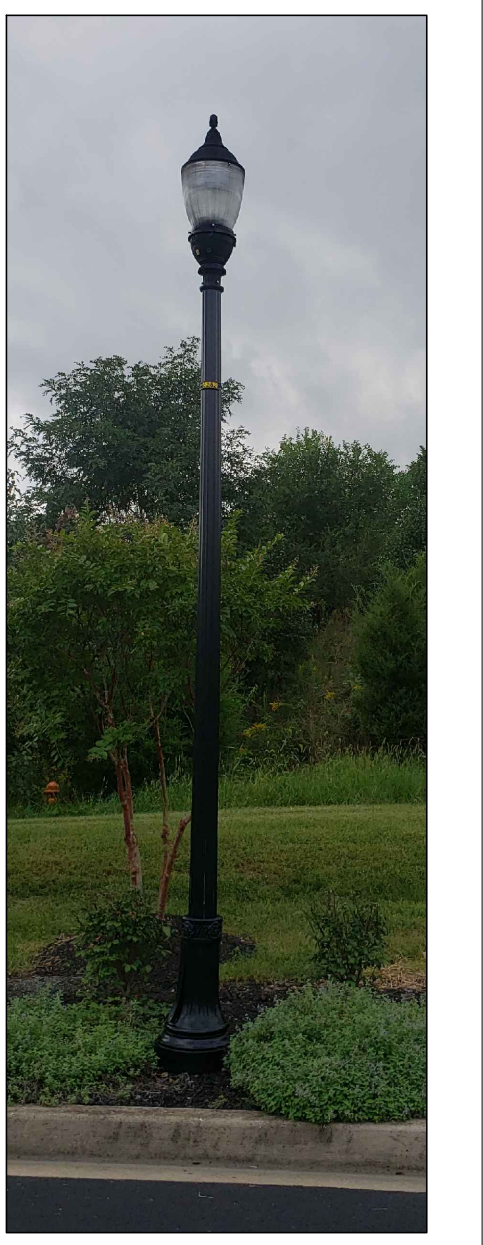
BUILDING 2 EAST/WEST ELEVATION

IGM STUDIO ARCHITECTS

ELKRIDGE CROSSING II ELKRIDGE, MARYLAND

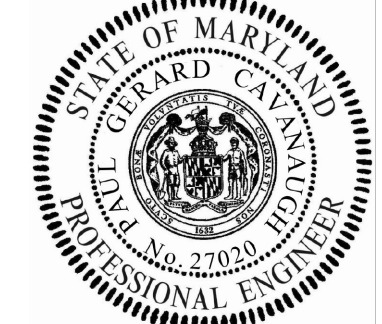


SITE SECTION 'A' PROFILE SCALE HORZ. 1" = 30' VERT. 1" = 30'



PROPOSED LIGHT POLE TO MATCH EXIST. 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)

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



Paul G. Cavanaugh 5/15/24 Date Site

TENTATIVELY APPROVED DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY DocuSigned by Lynda Eisenberg 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

PROJECT BACKGROUND AND SITE SECTIONS ELKRIDGE CROSSING II LOTS 1 THRU 187, OPEN SPACE LOTS 188 THRU 197 AND PARCELS 'A' THRU 'C' TAX MAP NO.: 3B ZONED CAC-CL 5192 TALBOTS LANDING ELLICOTT CITY, MD 21046 PREVIOUS HOWARD COUNTY FILES: SEE NOTE 2E FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: MAY 15, 2024 SHEET 6 OF 9