PROJECT BACKGROUND INFORMATION FOR OVERALL ELKRIDGE CROSSING PROJECT

APPROVAL (WAIVER REQUEST DENIED APRIL 12, 2004) -04-011 SKETCH PLAN OF ELKRIDGE CROSSING APPROVED ON DECEMBER 10, 2004.

5DP-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 18,

WP-04-43 REQUEST WAIVER TO SECTION 16.121(a)(4)(vi)-TO PERMIT THE 400 SQUARE FEET OF RECREATION OPEN SPACE REQUIRED

VP-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) VP-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) 7-04-187 FINAL PLAT OF ELKRIDGE CROSSING, PARCELS A-D, PN 17347 & 17348.

PER APARTMENT UNIT TO BE REDUCED TO 205 SQUARE FEER PER APARTMENT UNIT APPROVED NOVEMBER 18, 2003)

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

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 NOTED 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-04-107, S-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, S-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.

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.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 08/07/06 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 1) 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.

-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 7-07-132 ELKRIDGE CROSSING, PARCEL E: 19058.

DESIGN MANUAL WAIVER REQUEST DATED 03/07/06

16.119(f).

F-08-067 RE-SUBDIVISION PLAT-PARCELS A1-A4, ELKRIDGE CROSSING PN 19565-66 ELKRIDGE CROSSING-PARCEL E: PN 19058. 5DP-07-055 ELKRIDGE CROSSING PHASES 3 & 4 (APPROVED 08/21/08). 5-08-192 REVISION PLAT-PARCELS A1, B1, 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(o)(ii) TO BE GRANTED A TWO YEAR EXTENSION TO APPLY FOR A BUILDING PERMITS FOR ALL OF THE SHOWN ON APPROVED 5DP-07-055. APPROVED 10/18/2010.

WP-13-010 REQUEST TO WAIVE SECTION 16.144(4) 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 (6)(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 5DP-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

5DP-07-055, PHASE 3 AND 4 ON OR BEFORE DECEMBER 31, 2013. VP-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(4) 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 (0)(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 JULY 7,2014, THE DEVELOPER IS REQUESTING A WAIVER RECONSIDERATION TO EXTEND ALL PREVIOUS DEADLINES DATES 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

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-06-078 AND 5DP-07-055 AS APPLICABLE (IT APPEARS FROM THE APPROVED 5DP'S THE PROPOSED 5FA 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

SDP-06-078 AND SDP-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.

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 SDP-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 10, 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 SOP 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 178 UNITS FOR THIS PROJECT TO COMPLY WITH THE ROUGHLY PROPORTIONAL PHASING OF RESIDENTIAL AND NON-RESIDENTIAL CONSTRUCTION FOR THE CAC ZONING DISTRICT.

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.

WP-04-86 REQUEST WAIVER TO SECTION 16.155(à)-TO ALLOW GRADING FOR A DEVELOPMENT PLAN 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 (0)(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-06-070 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 5DP-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-06-078 WILL RESULT IN THE VOIDING OF

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 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 SDP'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 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

METAL PANEL TYPICAL

ELKRIDGE CROSSING II

ELKRIDGE, MARYLAND



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)

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.: 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 6 OF 9

FISHER, COLLINS & CARTER, INC. ERING CONSULTANTS & LAND SURVEYORS : OFFICE PARK – 10272 BALTIMORE NATIONAL PI ELLICOTT CITY, MARYLAND 21042 (410) 461 - 2855



Paul G. Cavanaugh

5/15/24

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 $\underline{1-25-26}$."

lynda Eisenbera 6/12/2024 DATE

TENTATIVELY APPROVED

DEPARTMENT OF PLANNING AND ZONING HOWARD COUNTY

> CHETAN B. MEHTA, BENEFICIARY OF ELKRIDGE DEVELOPERS, LLC 5192 TALBOTS LANDING THE CHETAN MEHTA IRREVOCABLE TRUST ELLICOTT CITY, MD 21046 5192 TALBOTS LANDING 443-285-9563 ELLICOTT CITY, MARYLAND 21046 443-285-9563

DEVELOPER

OWNER