ELKRIDGE CROSSING II

(CORRIDOR ACTIVITY CENTER)

PROJECT SUMMARY

EXISTING CONDITIONS: The Elkridge Crossing II Project is located near the northeast corner of the intersection of Washington Boulevard (U.S.Route 1) and Montgomery Road and is approximately 12.74 acres in size. This project was part of the original Elkridge Crossing Project, which received Sketch Plan approval in 2004. Construction of Four "16 Unit Building"s and Ten "2 over 2 Unit"s were completed by 2011 given a total Unit count at that time of 178. An Alternative Compliance to extend the approval date for the existing Site Development Plan was denied by the Director of Howard County's Department of Planning and Zoning in 2012. This left the project in a partially completed state until 2014, when 36 additional homes were constructed, bringing the total amount of homes that exist today to 214. At this time, home construction has been completed on the western portion of the site, leaving the eastern portion largely unimproved and with existing temporary sediment traps forming manmade wetlands. Based on an assessment of this portion of the property, no forest exist on-site. However there is a significant amount of brush and the site does not contain a 100 Flood Plain within the project boundary.

PROJECT GOALS: This project seeks to provide 175 Townhouse units, 18 apartment style condominium units, and 25,547 SqFt. of Commercial. The commercial will be provided by a 18, 066 SqFt. Child Day Care Building and a second building consisting of 7,481 SqFt. of retail on the first floor with the 18 condominiums located on the floors above. These proposed improvements ,along with the required Amenity Areas, will allow this project to meet a long awaited completion. Although the CAC (Corridor Activity Center) zoning designation of the property is one of the more dense of the zoning districts (25 units per acre), the proposed improvements for this project mostly consist of townhouse units equaling approximately 16 Units per acre. The selection of townhouse units, as opposed to 2 over 2 or 16 Unit building, will allow the project to remain in character with the existing structures and meet the intent of the CAC zone. It should also be noted that 3 styles of townhouse will be provided. There will be a 20' two car rear entry, a 20' single car front load, and a 16' single car rear entry, which is also being offered as a tandem garage. The overarching goal of this project is to reach completion and allow the Entire Elkridge Crossing Development to finally be realized, bringing both the required Amenities Areas and sense of Community.

AMENITY AREAS: At the time of the 2004 Sketch Plan, zoning required 10% Amenity Area for the Elkridge Crossing Development. (26.5 Ac. x 10% = 2.65 Ac.) This Amenity obligation was not realized prior to the denial of the alternative compliance to extend approval dates of Site Development Plans, leaving the 2.65 Amenity Area obligation to be provided on Elkridge Crossing II. The current direction for providing the required Amenity Area is to disperse the Amenity Areas throughout the remaining space available and make use of pathways and existing sidewalk to provide access for the entire Elkridge Crossing project. The first Amenity Area will be a walking path that will allow passage around the SWM facility. This SWM is currently serving as a sediment trap and will be converted and landscaped during the course of construction. This path should provide an additional access point to the future commercial areas. The second Amenity Area has been provided to be open area between the existing and proposed units. This area will brought to a more useable surface grade from its existing state. The third Amenity Area is centrally located and in the style of the previously approved SDP-07-055. This third Amenity Areas will serve as a focal point when entering the community and will contain a fenced Dog Park away from the road. The fourth Amenity Area has been provided to create along the eastern edge of the property to create a pathway system and a Tot Lot. When the forth Amenity Area is combined with the existing walks and future Amenity Areas a half mile loop is created providing connectivity to the commercial area, as well as the overall community. As depicted within the pages of this exhibit, these four amenity areas will be well landscaped with pathways, seating and stations for dog waist bags. There will also be Gazebos located on some of the amenity areas as well. With areas for Tots, Dogs, Walkers/Joggers, and rest areas, there should be the ability for all the community to find the ability to utilize all if not portion of the proposed amenity areas.

OWNER:
CHETAN B. MEHTA

DEVELOPER:
ELKRIDGE DEVELOPMENT LLC

BUILDER:
RYAN HOMES

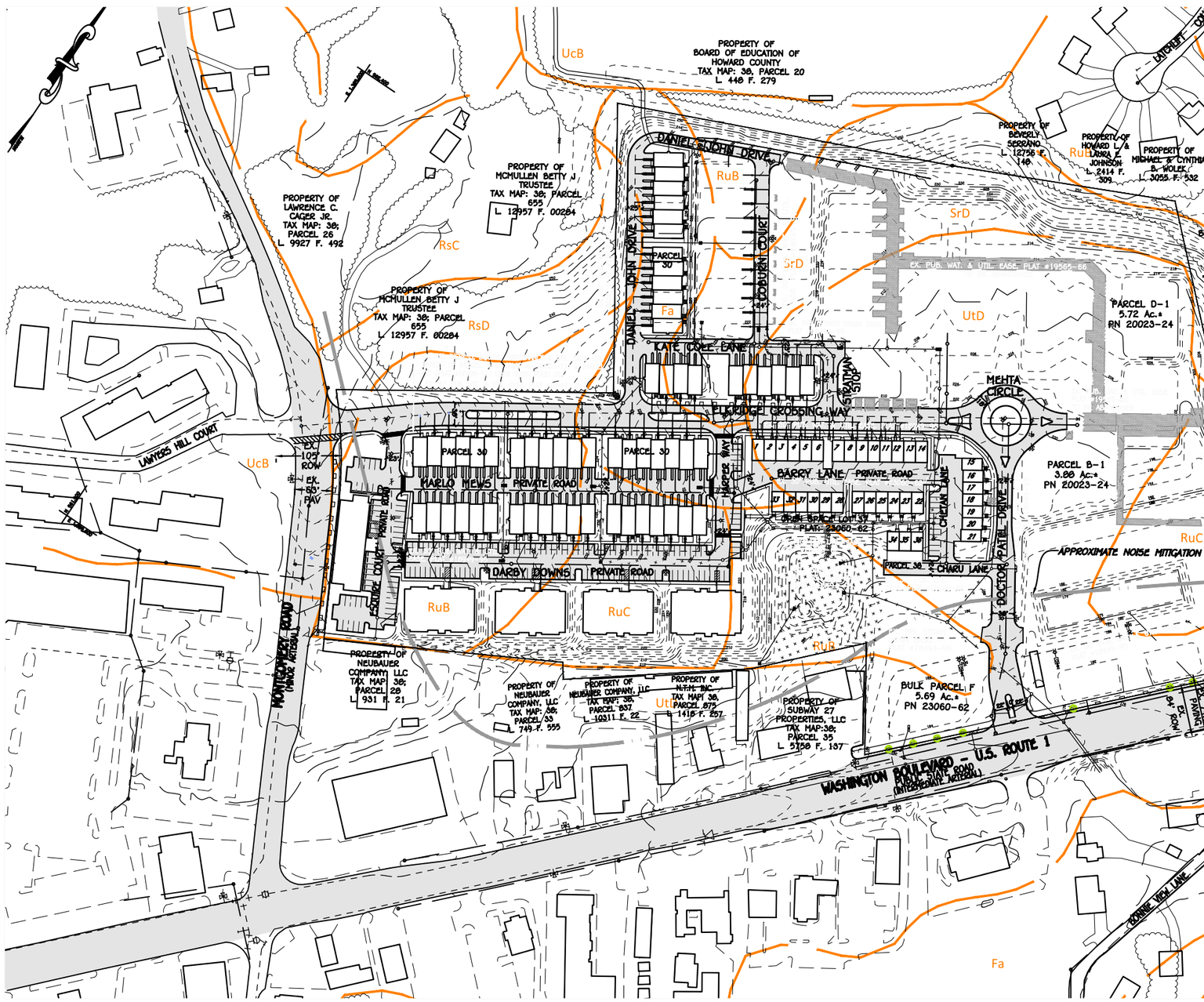
CIVIL ENGINEER:
FISHER, COLLINS & CARTER, INC.

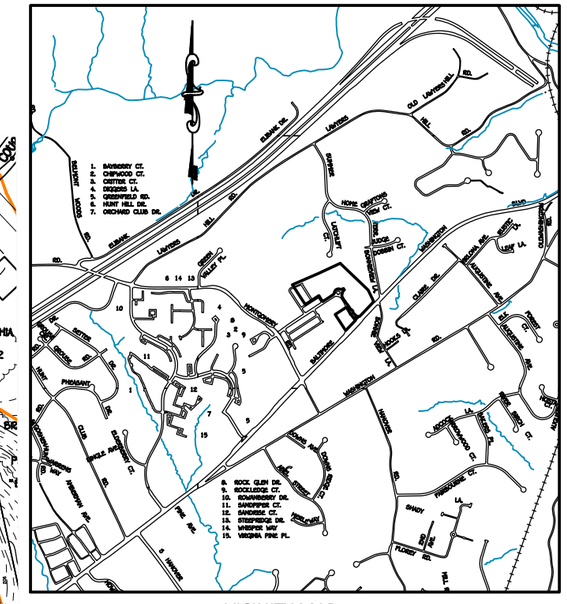
I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 DAP Title Sheet.dwg, Title Sheet (2), 1:1

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
	APPROX. NOISE MITIGATION LINE
	EXISTING TREELINE
SrD UtD	SOILS DELINEATION
	EXISTING TREES
	OPEN SPACE AMENITY AREA

0' 200' 400' 800'

SCALE: 1" = 200'





VICINITY MAP
SCALE ; 1" = 2400'

EXISTING CONDITION PLAN

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

SHEET 2 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Existing Conditions Plan.dwg, SHEET 2 (2), 1:1

EXISTING AERIAL VIEW

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

SHEET 3 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Existing Aerial View.dwg, SHEET 3 (2), 1:1

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

SHEET 4 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 RENDERING PATHWAY.dwg, RENDERING PATHWAY, 1:2.15

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

SHEET 5 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 RENDERING.dwg, Layout1, 1:2.15

TOTAL AREA OF OVERALL ELKRIDGE CROSSING: 26.428 AC. (PER S-04-011)
(PARCELS 30 + 38)

NEW PROJECT ELKRIDGE CROSSING II: 12.74 AC.
(PARCELS B-1, D-1 AND BULK PARCEL F)

AMENITY AREA CALCULATIONS:

AMENITY AREA REQUIRED: 2.64 AC. (26.428 X 10%)

AMENITY AREA #1: 0.50 AC.
AMENITY AREA #2: 0.32 AC.
AMENITY AREA #3: 0.68 AC.
AMENITY AREA #4: 1.22 AC.

TOTAL AMENITY AREA PROVIDED: 2.72 AC.

DENSITY TABULATION

DENSITY ALLOWED FOR CAC ZONE: 275
(25 UNITS/ACRE) X 11 RESIDENTIAL ACRES
DENSITY PROVIDED: 175
(APPROXIMATELY 15.9 UNITS/ACRE)

RESIDENTIAL PARKING REQUIRED:

TOWNHOUSES: 2 SPACES PER UNIT
175 UNITS X 2 = 350 PARKING SPACES
TOWNHOUSE GUEST PARKING: 0.5 PER UNIT
116 UNITS X 0.5 = 58 PARKING SPACES
CONDOS: 2 SPACES PER UNIT
18 UNITS X 2 = 36 PARKING SPACES
CONDOS GUEST PARKING: 0.3 PER UNIT
18 UNITS X 0.3 = 6 PARKING SPACES
TOTAL REQUIRED SURFACE PARKING = 100 SPACES
TOTAL REQUIRED PARKING = 450 SPACES

RESIDENTIAL PARKING PROVIDED:

25 20'X36' REAR LOAD UNITS = 100 SPACES
(2 GARAGE SPACES + 2 ON LOT PARKING SPACES PER UNIT)
(0.5 GUEST PARKING NOT REQUIRED)

104 16'X40' REAR LOAD UNITS = 208 SPACES
(1 GARAGE SPACE + 1 ON LOT PARKING SPACE PER UNIT)

12 20'X36' FRONT LOAD UNITS = 24 SPACES
(1 GARAGE SPACE + 1 ON LOT PARKING SPACE PER UNIT)

34 16'X40' REAR LOAD TANDEM UNITS = 102 SPACES
(2 GARAGE SPACES + 1 ON LOT PARKING SPACE PER UNIT)
(0.5 GUEST PARKING NOT REQUIRED)
PROVIDED SURFACE PARKING = 101 SPACES

TOTAL = 535 SPACES

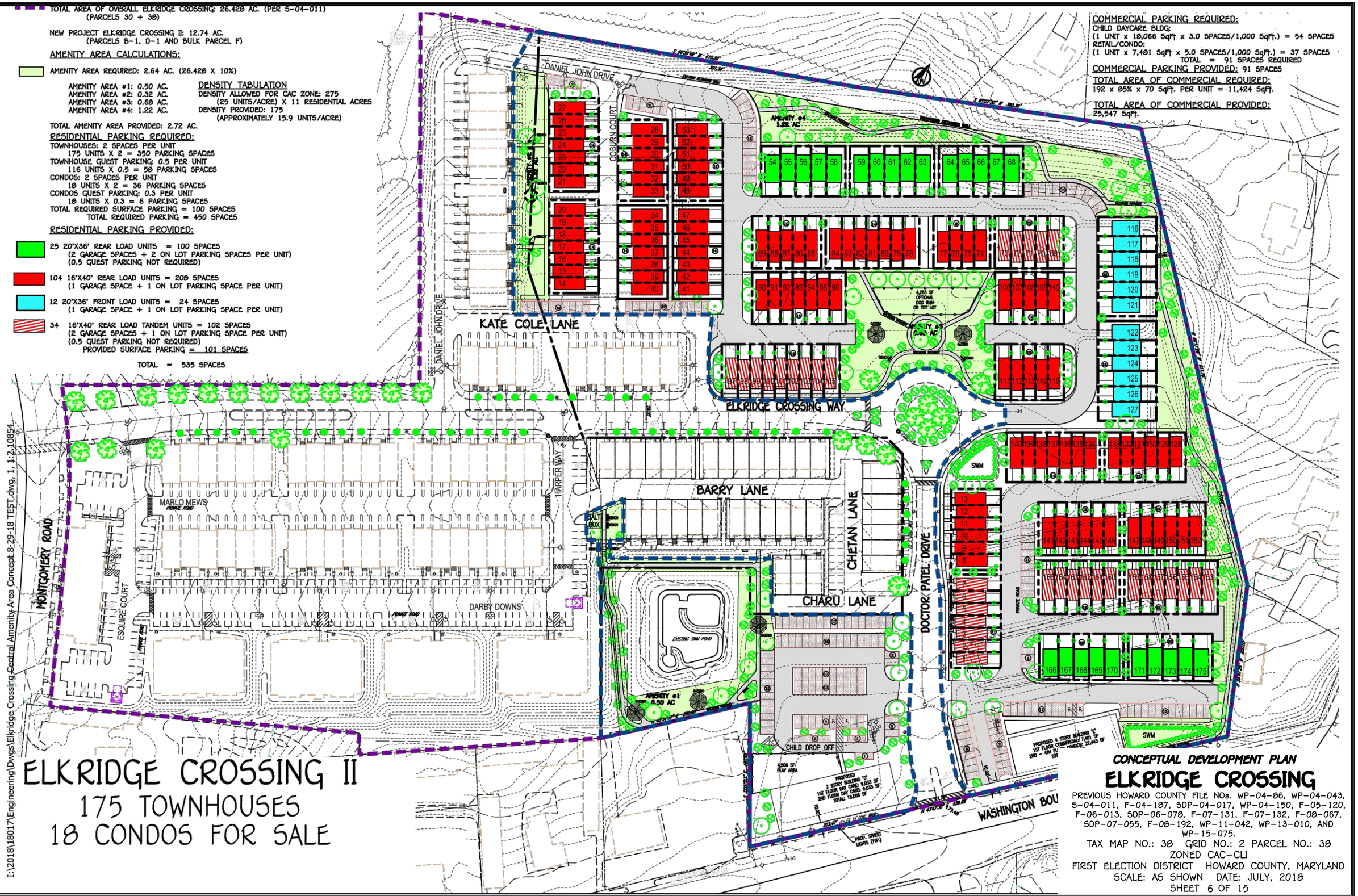
COMMERCIAL PARKING REQUIRED:

CHILD DAYCARE BLDG:
(1 UNIT x 18,066 SqFt x 3.0 SPACES/1,000 SqFt.) = 54 SPACES
RETAIL/CONDO:
(1 UNIT x 7,481 SqFt x 5.0 SPACES/1,000 SqFt.) = 37 SPACES
TOTAL = 91 SPACES REQUIRED

COMMERCIAL PARKING PROVIDED: 91 SPACES

TOTAL AREA OF COMMERCIAL REQUIRED:
192 x 85% x 70 SqFt. PER UNIT = 11,424 SqFt.

TOTAL AREA OF COMMERCIAL PROVIDED:
25,547 SqFt.



ELKRIDGE CROSSING II
175 TOWNHOUSES
18 CONDOS FOR SALE

CONCEPTUAL DEVELOPMENT PLAN

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

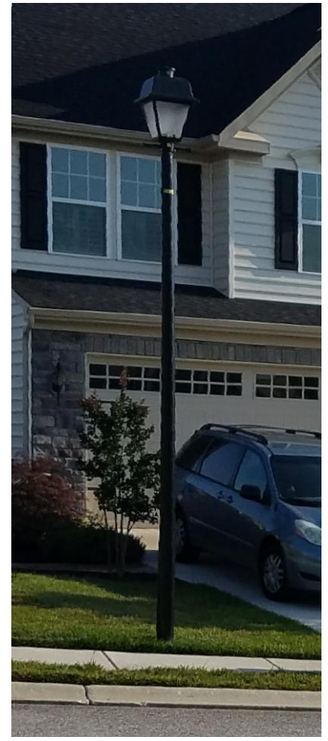
TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38
ZONED CAC-CLI
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2018
SHEET 6 OF 15

I:\2018\18017\Engineering\Dwgs\Elkridge Crossing Central Amenity Area Concept 8-29-18 TEST.dwg, 1, 1:2.10854

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 EXHIBIT.dwg, Layout1 (2), 1:1

TYPICAL BENCH PLACED ALONG WALKING PATH
(OLD MILL IMPRESSIONS OR APPROVED EQUAL)

TYPICAL GANG MAIL BOX
(PLACEMENT TO TO DETERMINED AT FINAL PLAN)



TYPICAL LIGHT POLE
(PLACEMENT TO TO DETERMINED AT FINAL PLAN)

TYPICAL DOG PARK

TYPICAL PLAYGROUND

TYPICAL GAZEBO

PERIMETER LANDSCAPE TREE
WILLOW OAK

PERIMETER LANDSCAPE TREE
EASTERN WHITE PINE TREE

PERIMETER LANDSCAPE TREE
SWAMP OAK

PERIMETER LANDSCAPE TREE
RED MAPLE

BIO-RETENTION FACILITY
TYPICAL PLANTINGS

MIXED PERENNIALS:	SHRUBS:	MIXED GRASSES:
CUT-LEAF CONEFLOWER	INK BERRY	VIRGINIA SWITCHGRASS
CARDINAL FLOWER	ARROWWOOD	PENDULOUS SEDGE
TRADUSCANT ASTER	BAYBERRY	LITTLE BLUESTEM

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.
TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38
ZONED CAC-CLI
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2018
SHEET 7 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Photos of Site Elements.dwg, Layout1 (2), 1:1

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

ZONED CAC-CLI

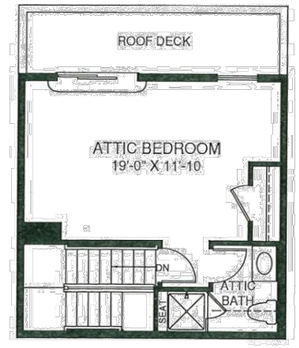
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

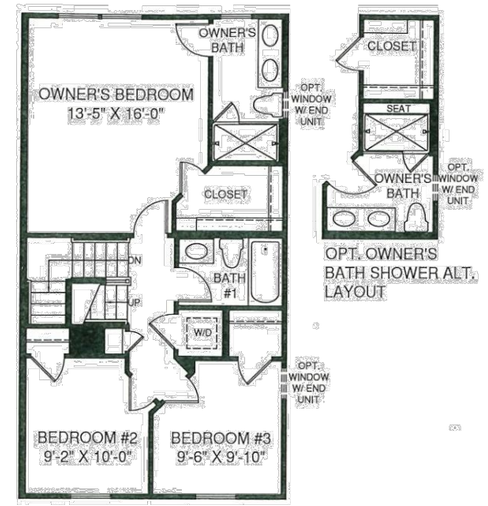
SHEET 8 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Building detail 1.dwg, Layout1 (2), 1:1

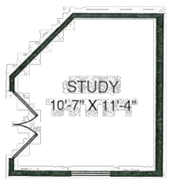
The Mozart



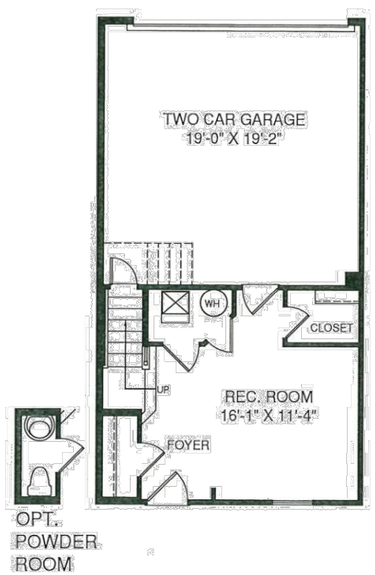
ATTIC LEVEL

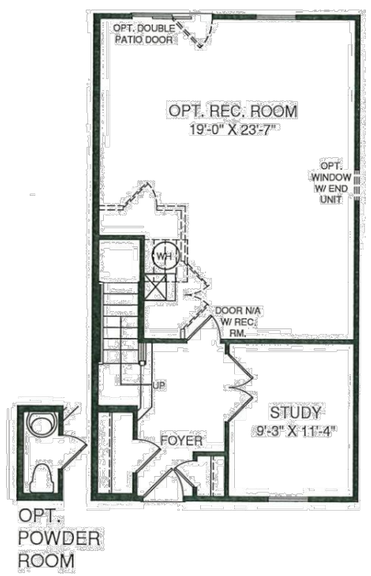


UPPER LEVEL WITH ATTIC



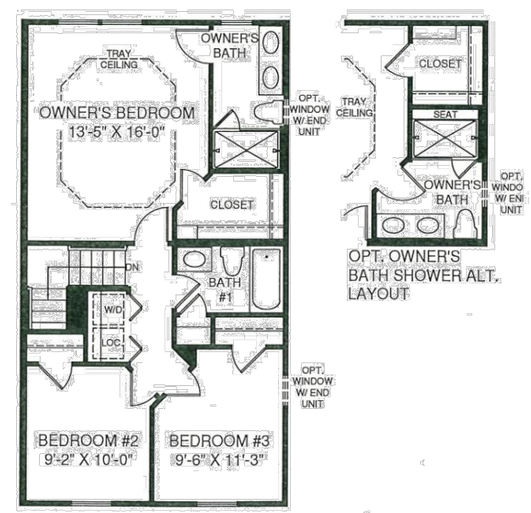
OPT. STUDY





LOWER LEVEL

MAIN LEVEL



UPPER LEVEL

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

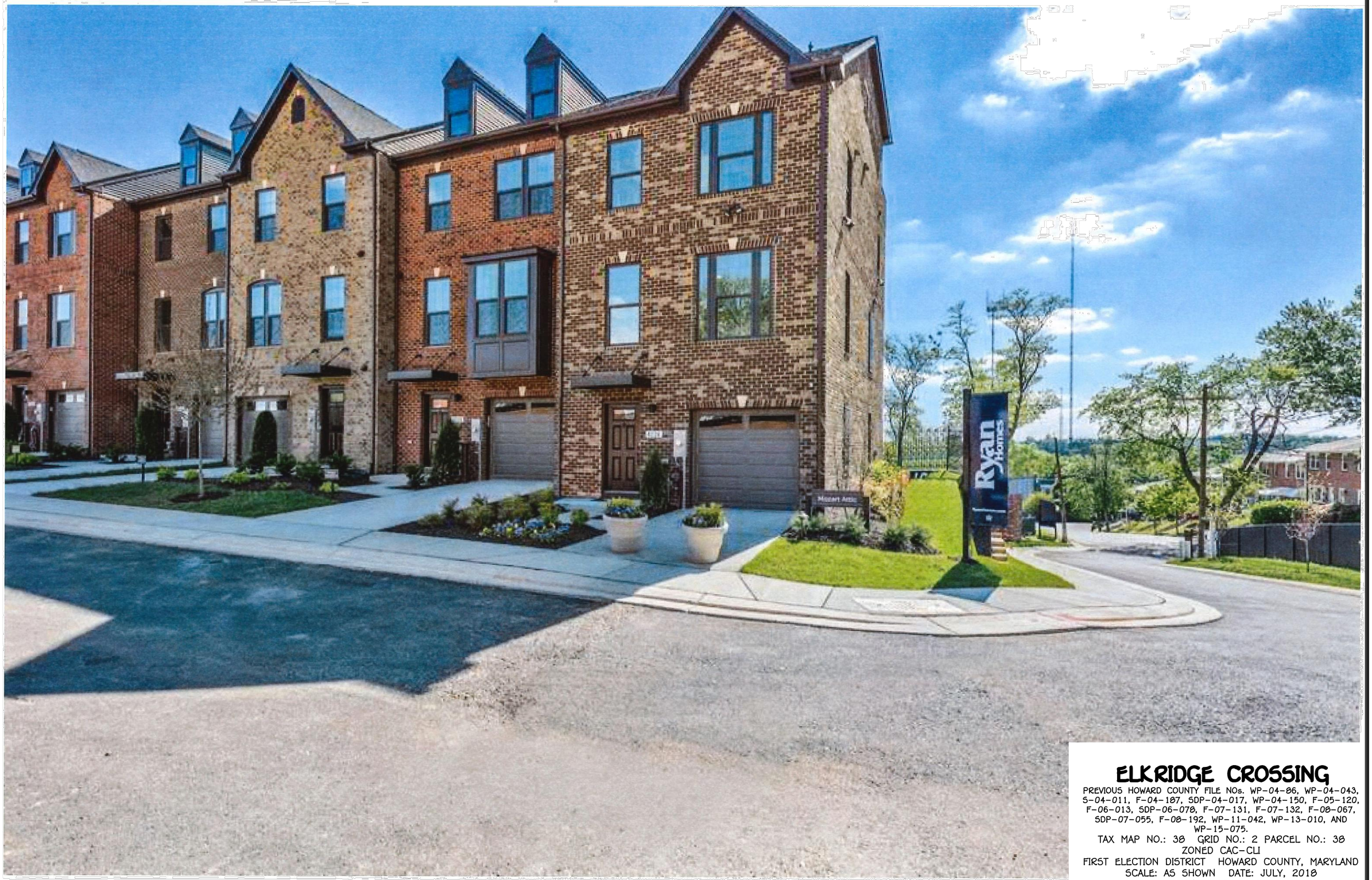
ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

SHEET 9 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Building detail 2.dwg, Layout1 (2), 1:1



ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-107, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

ZONED CAC-CLI

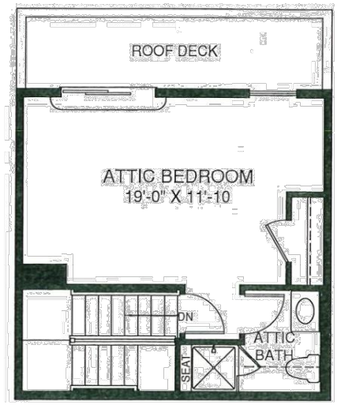
FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

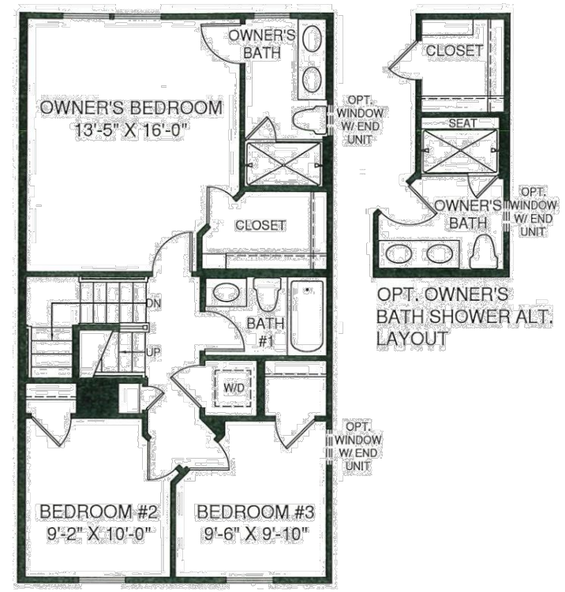
SHEET 10 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Building detail 3.dwg, Layout1 (2), 1:1

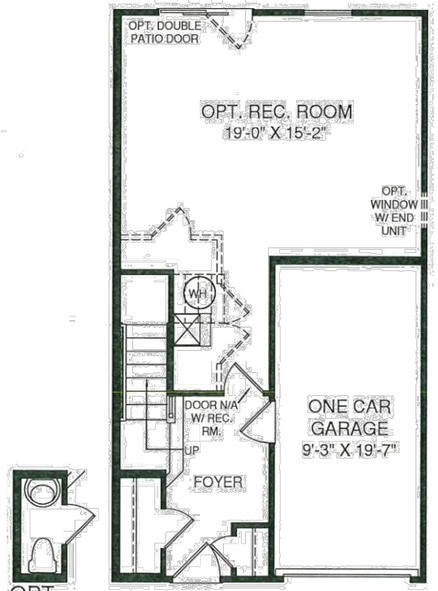
The Mozart



ATTIC LEVEL

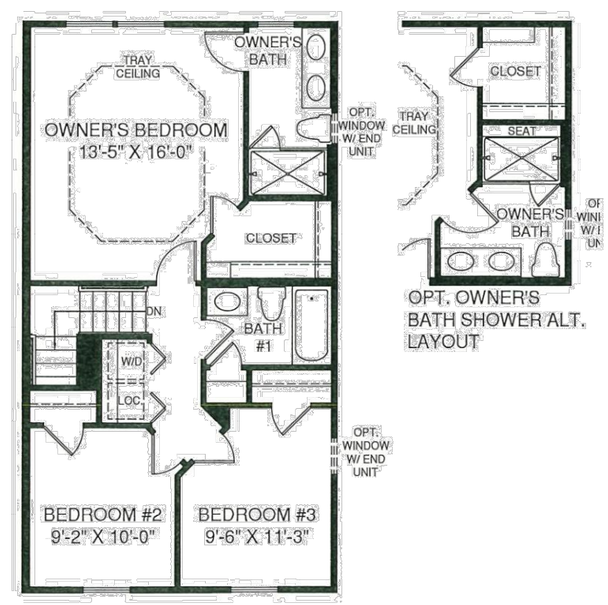


UPPER LEVEL WITH ATTIC



LOWER LEVEL

MAIN LEVEL



UPPER LEVEL

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

SHEET 11 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Building detail 4.dwg, Layout1 (2), 1:1

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-06, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

SHEET 12 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Building detail 5.dwg, Layout1 (2), 1:1

NORTH ELEVATION- FROM HOUSING SIDE

WEST ELEVATION

EAST ELEVATION

ELKRIDGE CROSSING -COMMERCIAL BUILDING

COMMERCIAL SITE

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

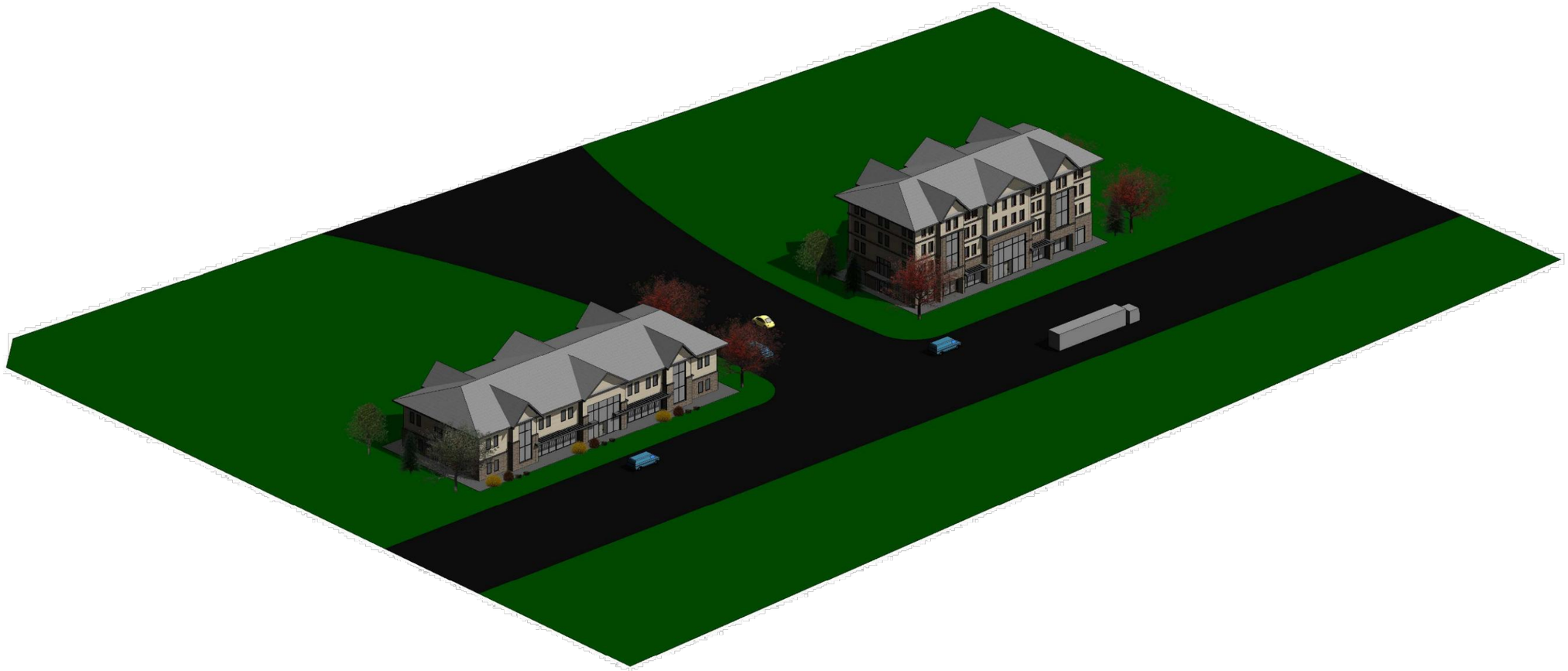
ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

SHEET 13 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Commercial Site.dwg, Layout1 (2), 1:1



ELKRIDGE CROSSING -COMMERCIAL BUILDING

COMMERCIAL SITE

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

SHEET 14 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Commercial Site Sheet 14.dwg, Sheet 14, 1:1

SOUTH ELEVATION- FROM ROUTE # 1 SIDE

ELKRIDGE CROSSING -COMMERCIAL BUILDING

COMMERCIAL SITE

ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOs. WP-04-86, WP-04-043, S-04-011, F-04-187, SDP-04-017, WP-04-150, F-05-120, F-06-013, SDP-06-078, F-07-131, F-07-132, F-08-067, SDP-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

TAX MAP NO.: 38 GRID NO.: 2 PARCEL NO.: 38

ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

SCALE: AS SHOWN DATE: JULY, 2018

SHEET 15 OF 15

I:\2018\18017\Engineering\Dwgs\DAP\Plan Set\18017 Commercial Site Sheet 15.dwg, Sheet 15, 1:1