

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 156 Townhouse units, 48 apartment style condominium units, and 16,000 SqFt. of Commercial. The commercial will be provided by two buildings, The first building, consisting of an 8,000 SqFt. Child Day Care Facility on the first floor and 24 Condos on the floors above and a second building consisting of 8,000 SqFt. of retail on the first floor with 24 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 2 styles of townhouse will be provided. There will be a 20' two 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 a 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 be brought to a more useable surface grade from its existing state. The third amenity area has been provided along the eastern edge of the property to create a pathway system and has the ability to facilitate a tot lot. When the third 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. The fourth Amenity Area is centrally located and in the style of the previously approved SDP-07-055. This fourth Amenity Area will serve as a focal point when entering the community and has the ability to contain a fenced Dog Park away from the road. As depicted within the pages of this exhibit, these four amenity areas will be well landscaped with pathways, seating and stations for dog waste 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 of the proposed amenity areas.

OWNER:

CHETAN B. MEHTA

DEVELOPER:

ELKRIDGE DEVELOPMENT LLC

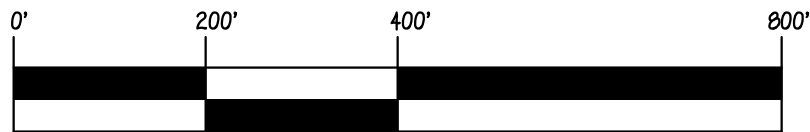
BUILDER:

RYAN HOMES

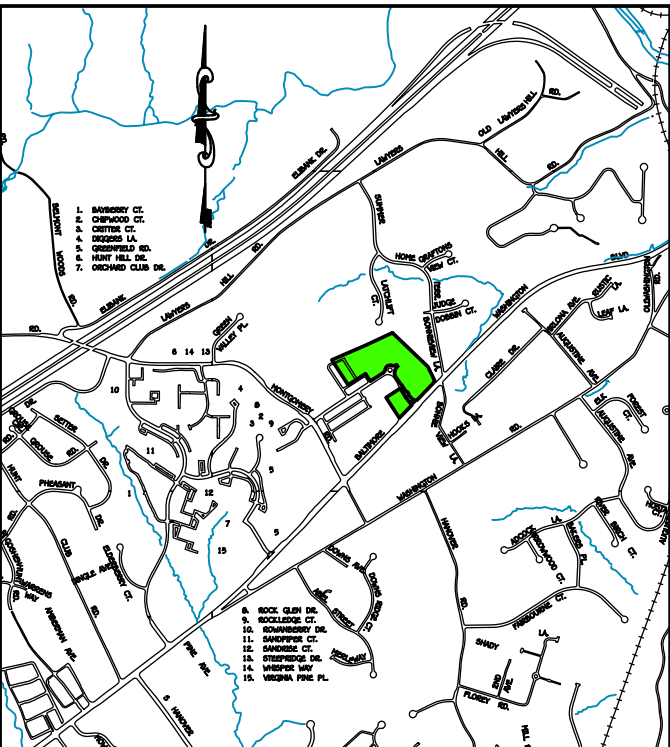
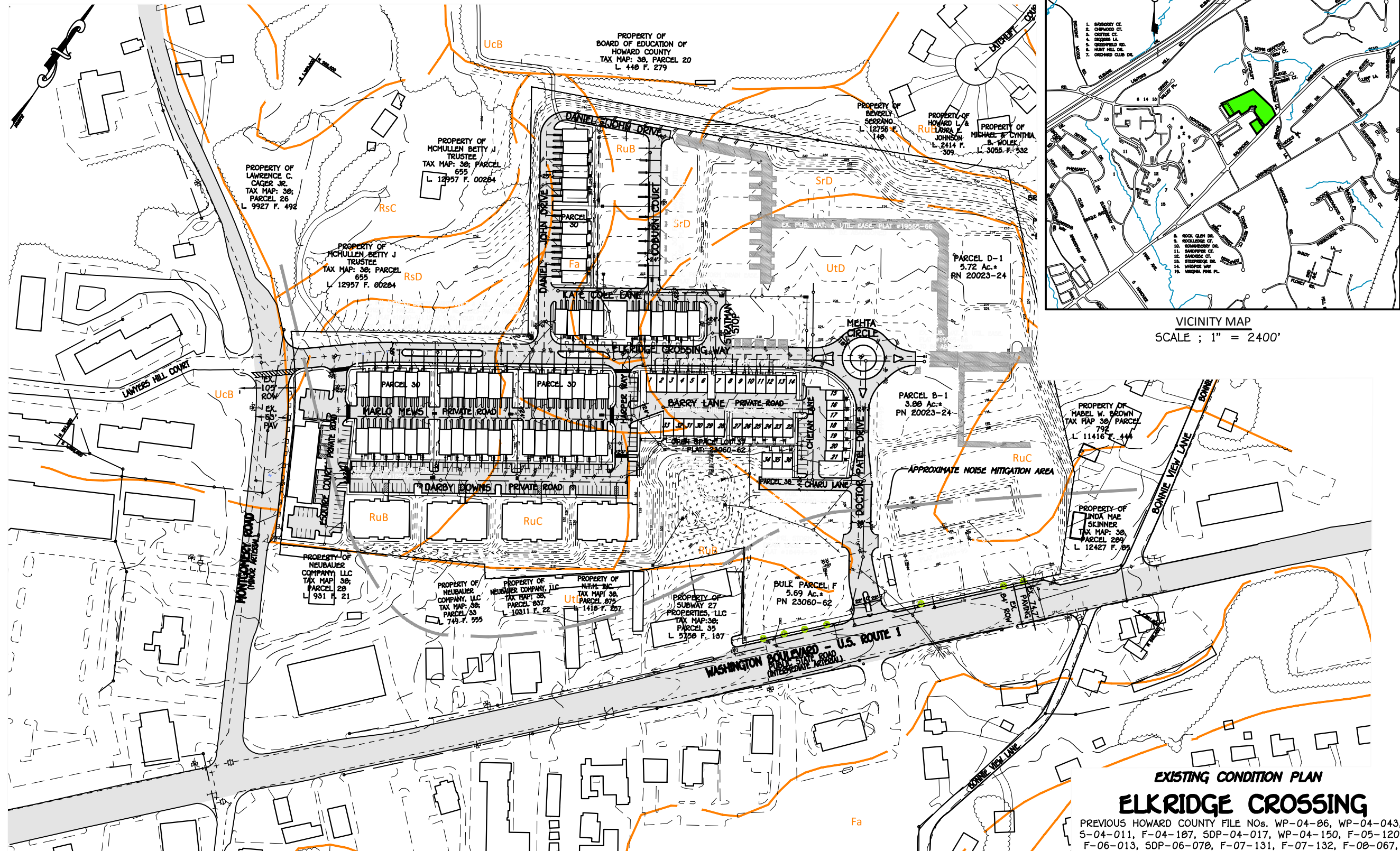
CIVIL ENGINEER:

FISHER, COLLINS & CARTER, INC.

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PAVEMENT
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING PUBLIC UTILITY EASEMENT
	EXISTING ACCESS EASEMENT
	EXISTING PRIVATE UTILITY EASEMENT
	EXISTING EASEMENT TO BE ABANDONED
	EXISTING TREES TO BE REMOVED
	APPROX. NOISE MITIGATION LINE
	EXISTING TREELINE
	SOILS DELINEATION
	EXISTING TREES
	OPEN SPACE AMENITY AREA



SCALE: 1" = 200'



VICINITY MAP
SCALE : 1" = 2400'

EXISTING CONDITION PLAN ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOS. WP-04-06, WP-04-043, 5-04-011, 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-CL1

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: JULY, 2018
SHEET 2 OF 18



EXISTING AERIAL VIEW
ELKRIDGE CROSSING

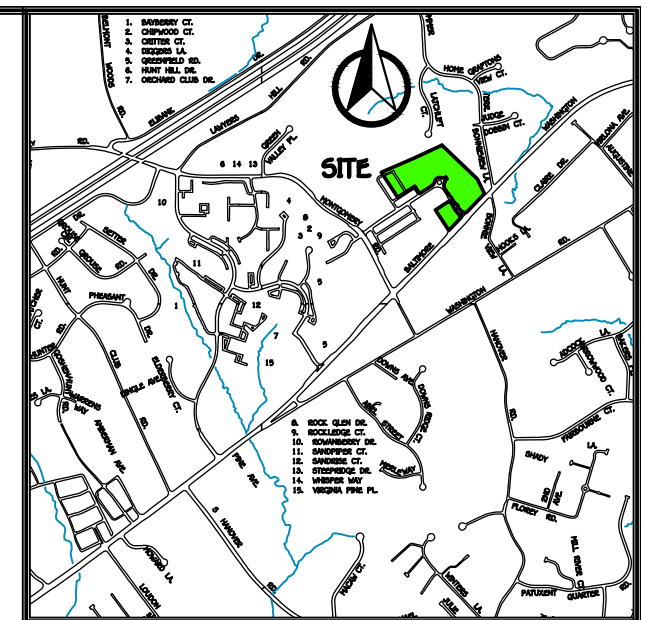
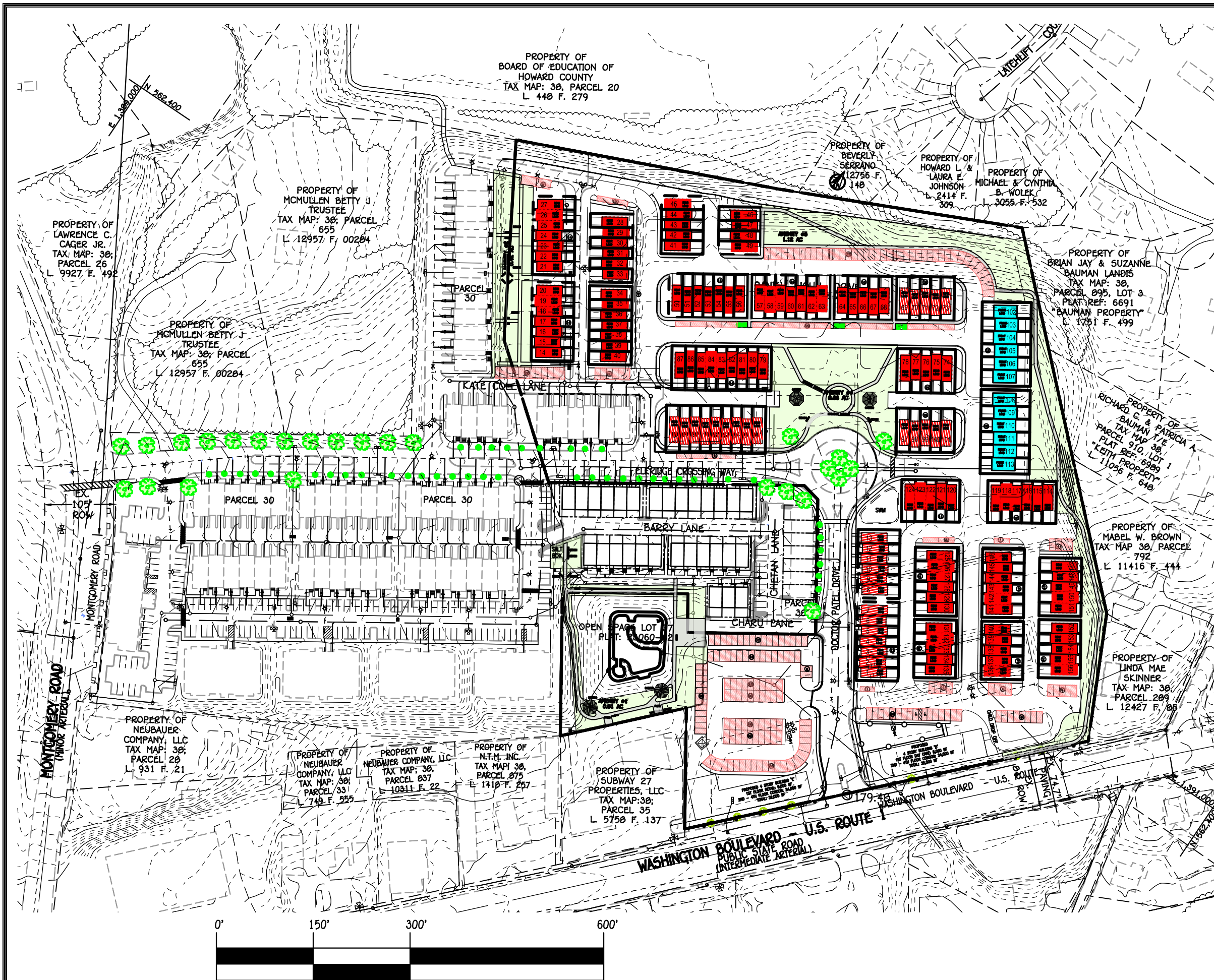
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FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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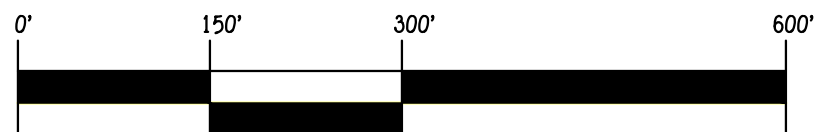
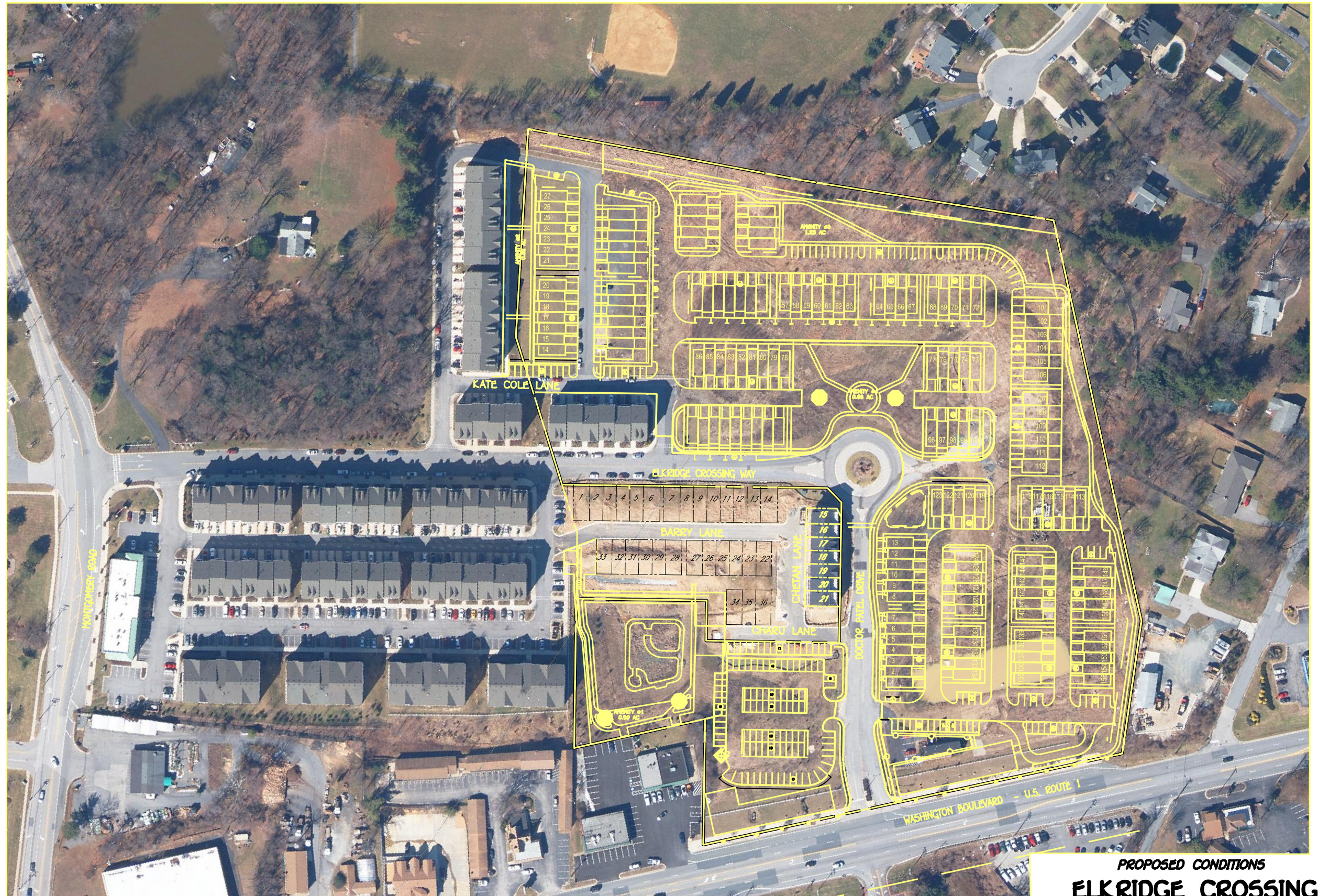
REFERENCE: ADC MAP 35, E1
VICINITY MAP
 SCALE: 1" = 2400'

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING PAVEMENT
	EXISTING PAVEMENT TO BE REMOVED
	EXISTING PUBLIC UTILITY EASEMENT
	EXISTING ACCESS EASEMENT
	EXISTING PRIVATE UTILITY EASEMENT
	EXISTING EASEMENT TO BE ABANDONED
	EXISTING TREES TO BE REMOVED
	APPROX. NOISE MITIGATION LINE
	EXISTING TREELINE
	SOILS DELINEATION
	EXISTING TREES
	OPEN SPACE AMENITY AREA
	PERMEABLE PAVING

CONCEPTUAL DEVELOPMENT PLAN ELKRIDGE CROSSING

PREVIOUS HOWARD COUNTY FILE NOS. WP-04-06, WP-04-043, 5-04-011, F-04-187, S0P-04-017, WP-04-150, F-05-120, F-06-013, S0P-06-078, F-07-131, F-07-132, F-08-067, S0P-07-055, F-08-192, WP-11-042, WP-13-010, AND WP-15-075.

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SCALE: 1" = 150'

PROPOSED CONDITIONS
ELKRIDGE CROSSING
 PREVIOUS HOWARD COUNTY FILE NOS. WP-04-06, WP-04-043, 5-04-011, 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.
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ELKRIDGE CROSSING

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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: 0.51 AC.
AMENITY AREA #2: 0.42 AC.
AMENITY AREA #3: 1.12 AC.
AMENITY AREA #4: 0.66 AC.

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

TOTAL AMENITY AREA PROVIDED: 2.71 AC.

RESIDENTIAL PARKING REQUIRED:

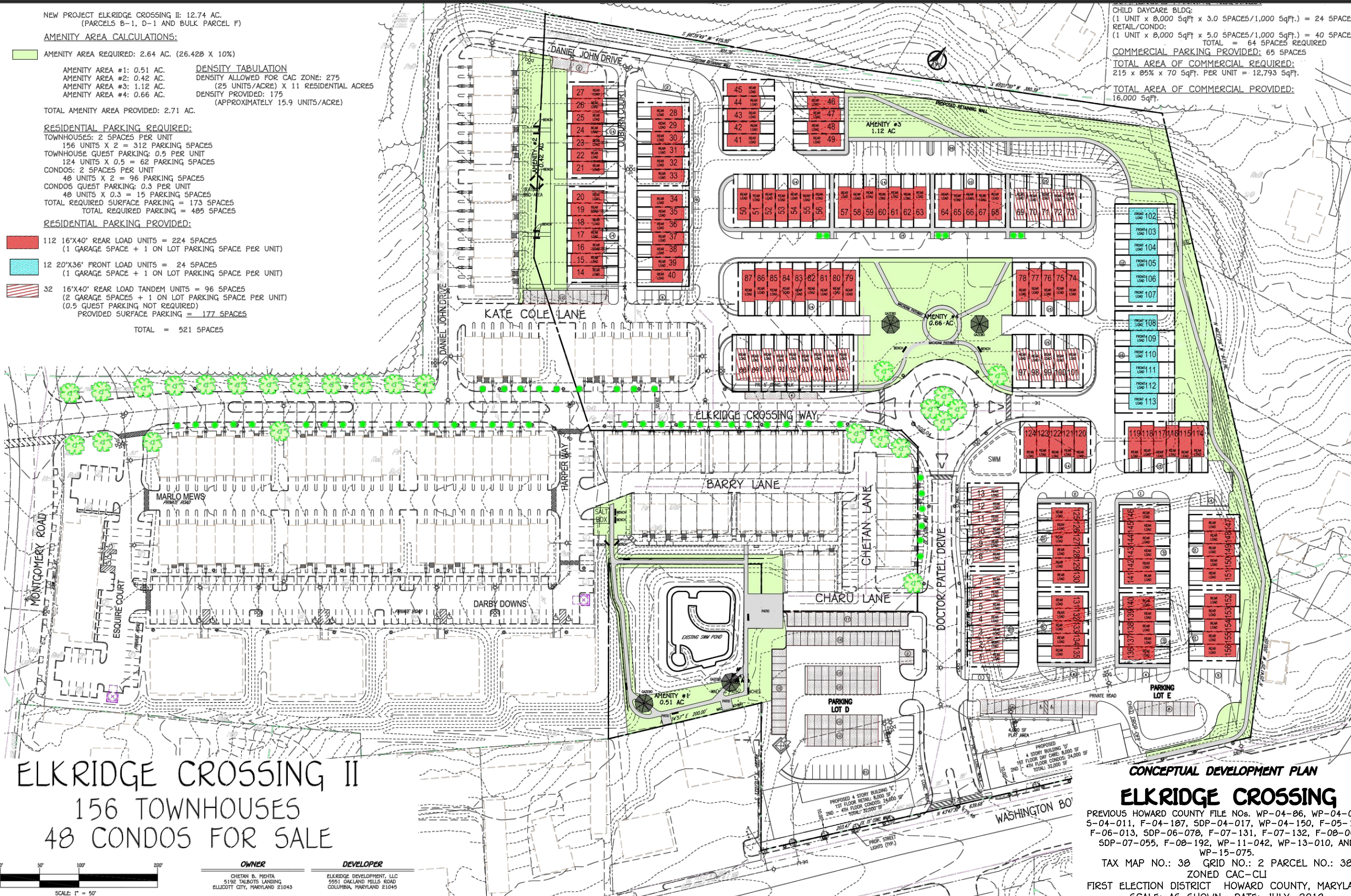
TOWNHOUSES: 2 SPACES PER UNIT
156 UNITS X 2 = 312 PARKING SPACES
TOWNHOUSE GUEST PARKING: 0.5 PER UNIT
124 UNITS X 0.5 = 62 PARKING SPACES
CONDOS: 2 SPACES PER UNIT
48 UNITS X 2 = 96 PARKING SPACES
CONDOS GUEST PARKING: 0.3 PER UNIT
48 UNITS X 0.3 = 15 PARKING SPACES
TOTAL REQUIRED SURFACE PARKING = 173 SPACES
TOTAL REQUIRED PARKING = 405 SPACES

RESIDENTIAL PARKING PROVIDED:

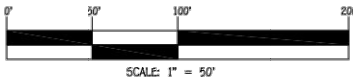
- 112 16'X40' REAR LOAD UNITS = 224 SPACES
(1 GARAGE SPACE + 1 ON LOT PARKING SPACE PER UNIT)
- 12 20'X36' FRONT LOAD UNITS = 24 SPACES
(1 GARAGE SPACE + 1 ON LOT PARKING SPACE PER UNIT)
- 32 16'X40' REAR LOAD TANDEM UNITS = 96 SPACES
(2 GARAGE SPACES + 1 ON LOT PARKING SPACE PER UNIT)
(0.5 GUEST PARKING NOT REQUIRED)
PROVIDED SURFACE PARKING = 177 SPACES

TOTAL = 521 SPACES

CHILD DAYCARE BLDG:
(1 UNIT X 8,000 SqFt X 3.0 SPACES/1,000 SqFt.) = 24 SPACES
RETAIL/CONDO:
(1 UNIT X 8,000 SqFt X 5.0 SPACES/1,000 SqFt.) = 40 SPACES
TOTAL = 64 SPACES REQUIRED
COMMERCIAL PARKING PROVIDED: 65 SPACES
TOTAL AREA OF COMMERCIAL REQUIRED:
215 X 85% X 70 SqFt. PER UNIT = 12,793 SqFt.
TOTAL AREA OF COMMERCIAL PROVIDED:
16,000 SqFt.



ELKRIDGE CROSSING II
156 TOWNHOUSES
48 CONDOS FOR SALE



OWNER
CHETAN B. MEHTA
5192 TALBOTS LANDING
ELLCOTT CITY, MARYLAND 21043

DEVELOPER
ELKRIDGE DEVELOPMENT, LLC
9551 OAKLAND HILLS ROAD
COLUMBIA, MARYLAND 21045

CONCEPTUAL DEVELOPMENT PLAN

ELKRIDGE CROSSING

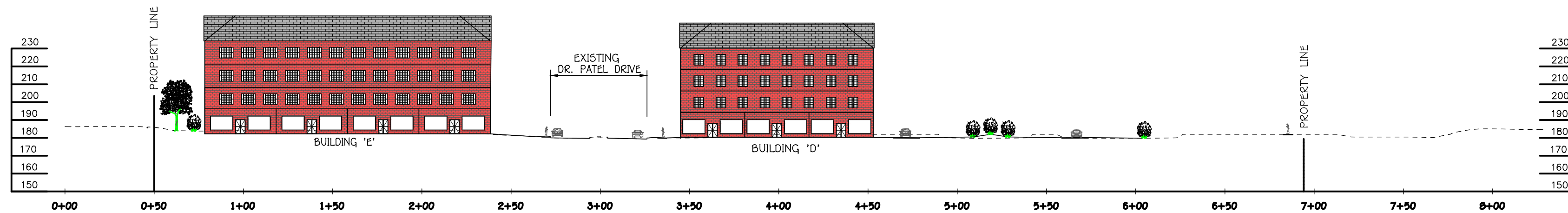
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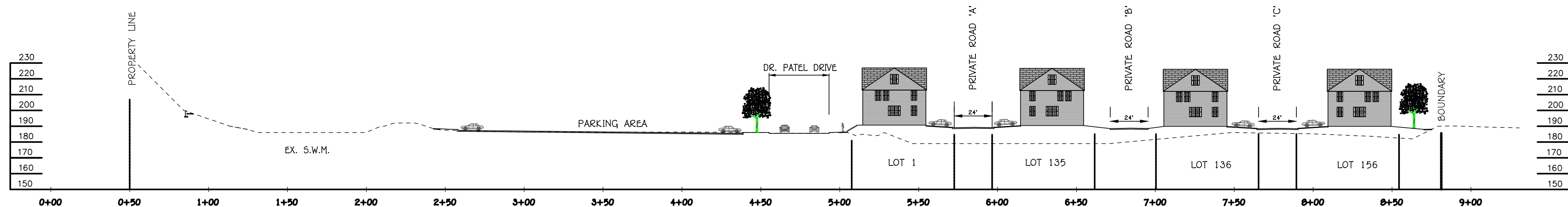
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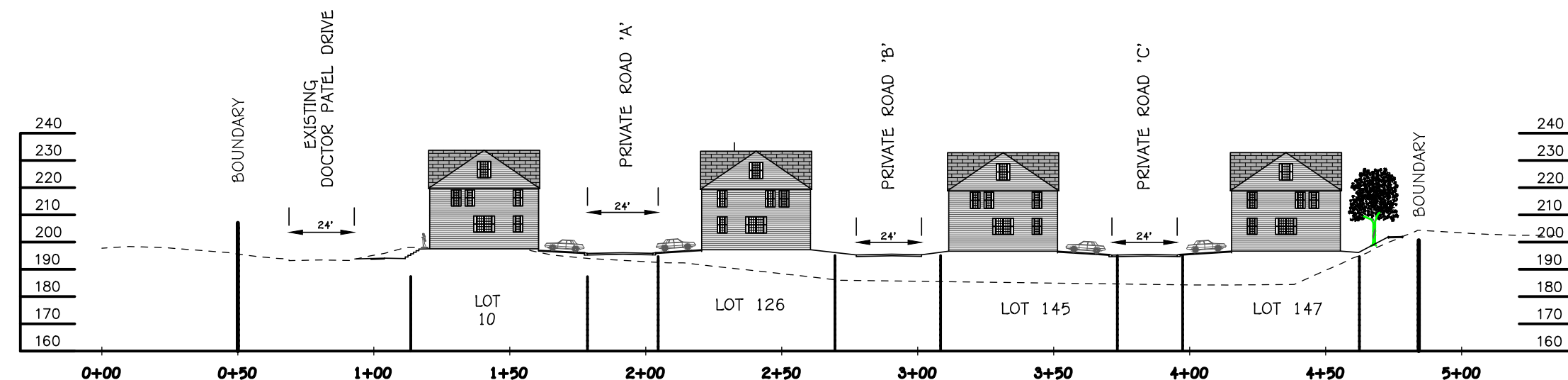
SHEET 8 OF 18



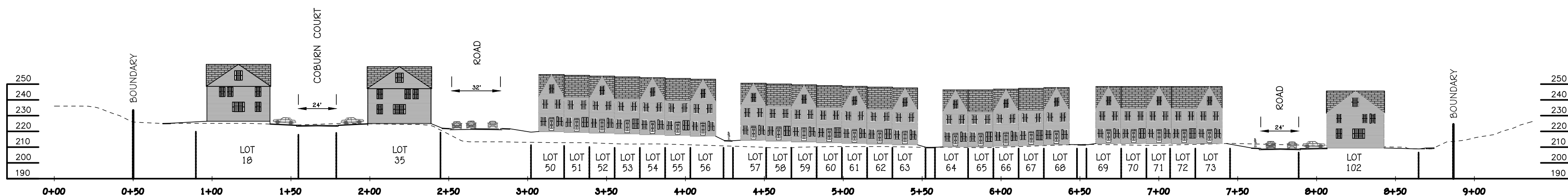
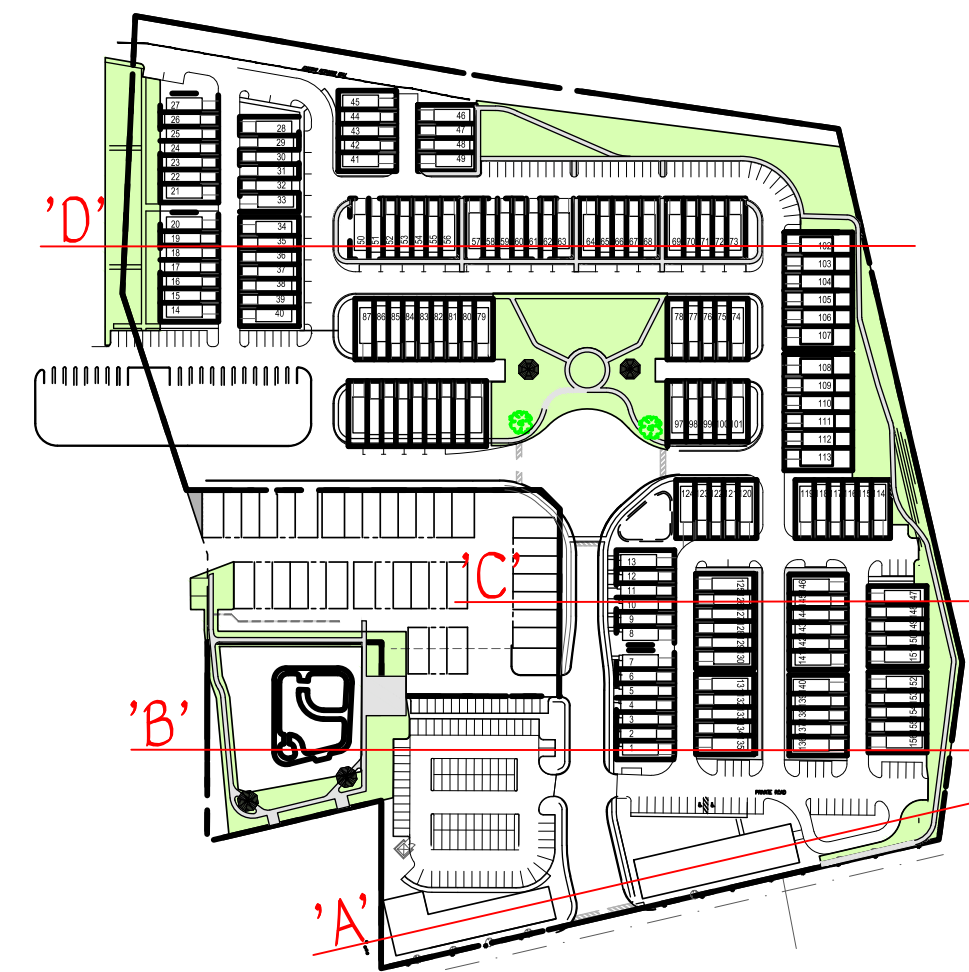
SITE SECTION 'A' PROFILE
 SCALE HORZ. 1" = 50'
 VERT. 1" = 50'



SITE SECTION 'B' PROFILE
 SCALE HORZ. 1" = 50'
 VERT. 1" = 50'



SITE SECTION 'C' PROFILE
 SCALE HORZ. 1" = 50'
 VERT. 1" = 50'



SITE SECTION 'D' PROFILE
 SCALE HORZ. 1" = 50'
 VERT. 1" = 50'



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



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



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



TYPICAL DOG PARK



TYPICAL GAZEBO



EXISTING ENTRANCE FEATURE
FOUND AT MONTGOMERY ROAD



TYPICAL PLAYGROUND



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:
CUT-LEAF CONEFLOWER
CARDINAL FLOWER
TRADUSCANT ASTER

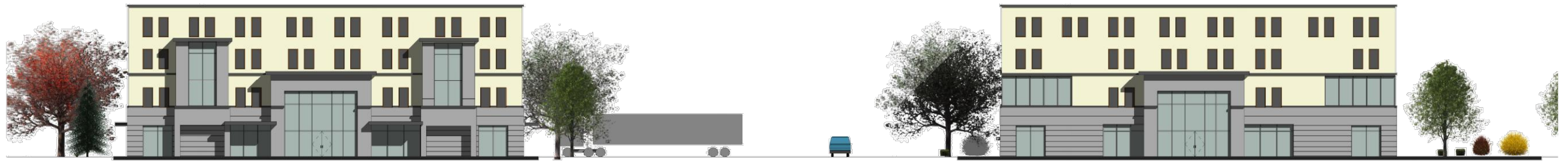
SHRUBS:
INK BERRY
ARROWWOOD
BAYBERRY

MIXED GRASSES:
VIRGINIA SWITCHGRASS
PENDULOUS SEDGE
LITTLE BLUESTEM

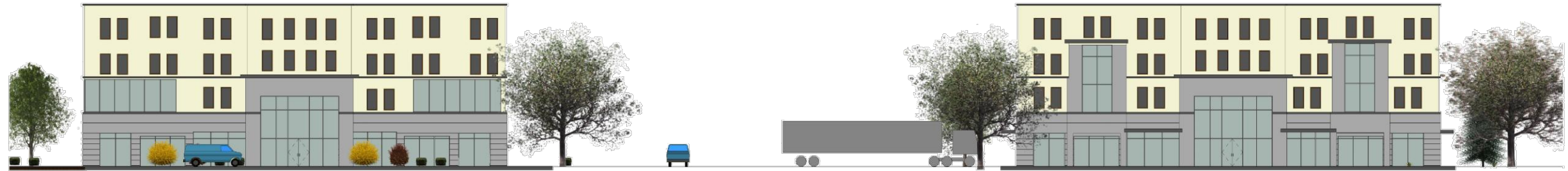
ELKRIDGE CROSSING

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FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND
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NORTH ELEVATIONS- FROM THE COMMUNITY



SOUTH ELEVATION- FROM ROUTE 1



OVERALL 3D VIEW

COMMERCIAL SITE

ELKRIDGE CROSSING

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FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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IGM STUDIO
ARCHITECTS

ELKRIDGE CROSSING II



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

COMMERCIAL SITE

ELKRIDGE CROSSING

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ZONED CAC-CLI

FIRST ELECTION DISTRICT HOWARD COUNTY, MARYLAND

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SOUTH ELEVATION- FROM ROUTE # 1 SIDE



ELKRIDGE CROSSING -COMMERCIAL BUILDING

COMMERCIAL SITE
ELKRIDGE CROSSING
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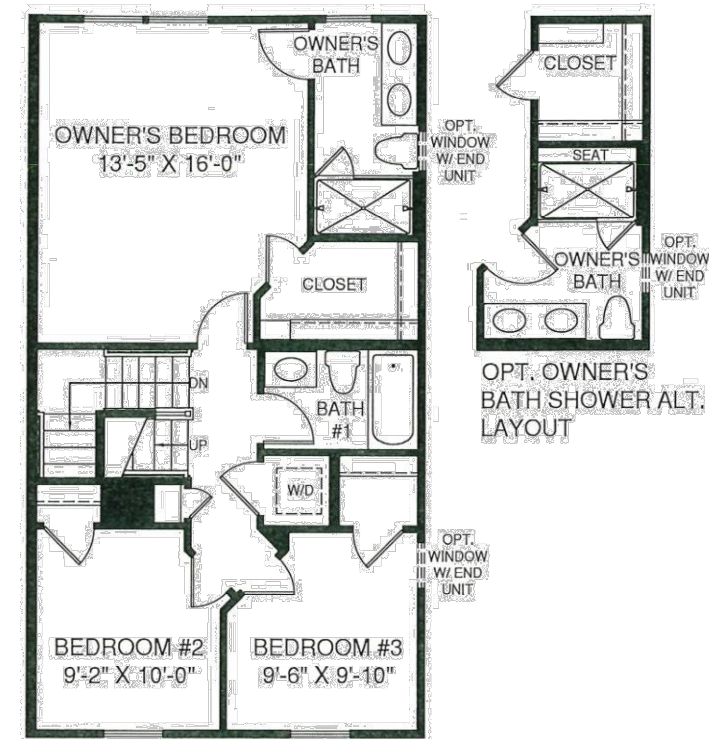
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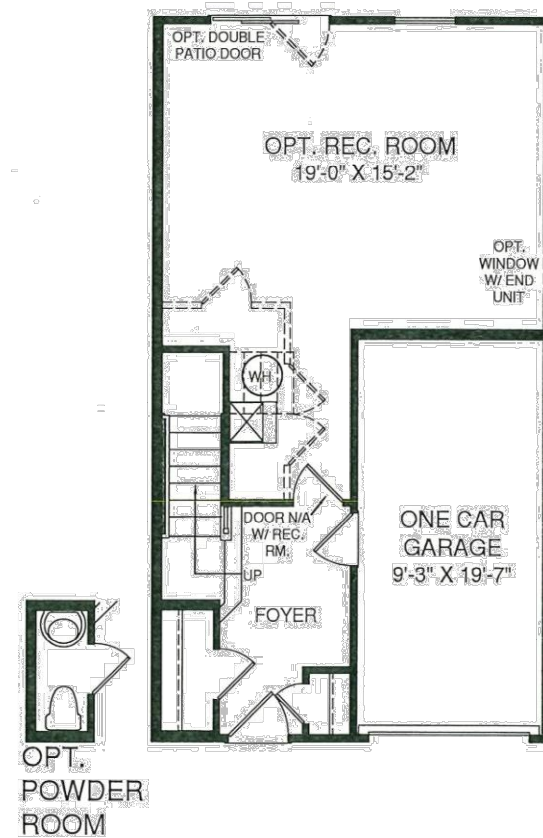
SHEET 14 OF 18



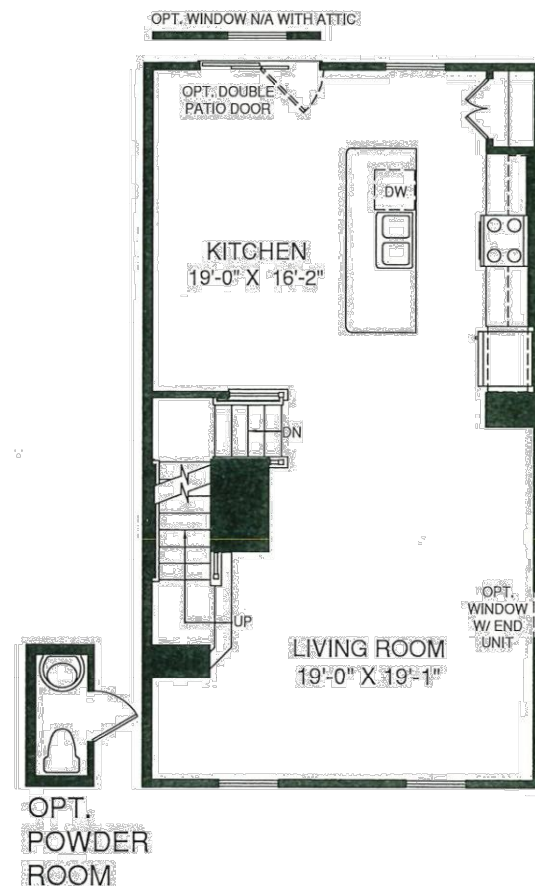
ATTIC LEVEL



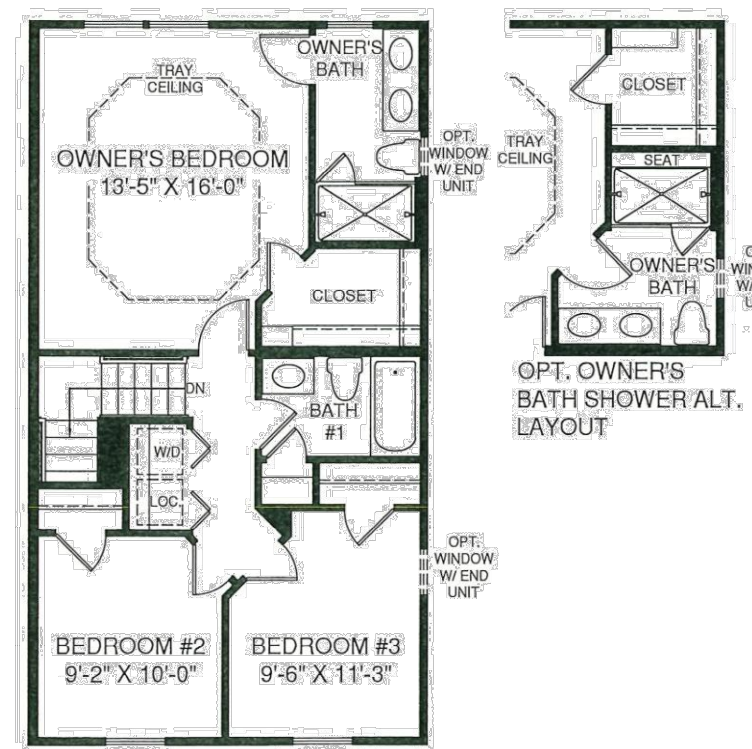
UPPER LEVEL WITH ATTIC



LOWER LEVEL



MAIN LEVEL



UPPER LEVEL

The Mozart

ELKRIDGE CROSSING

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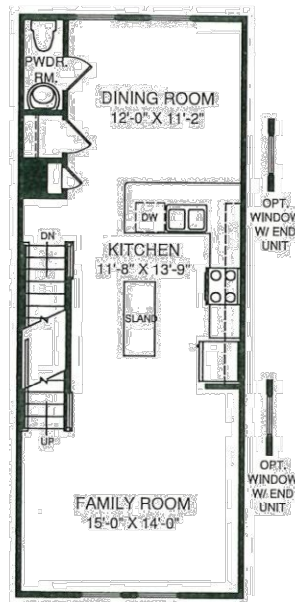
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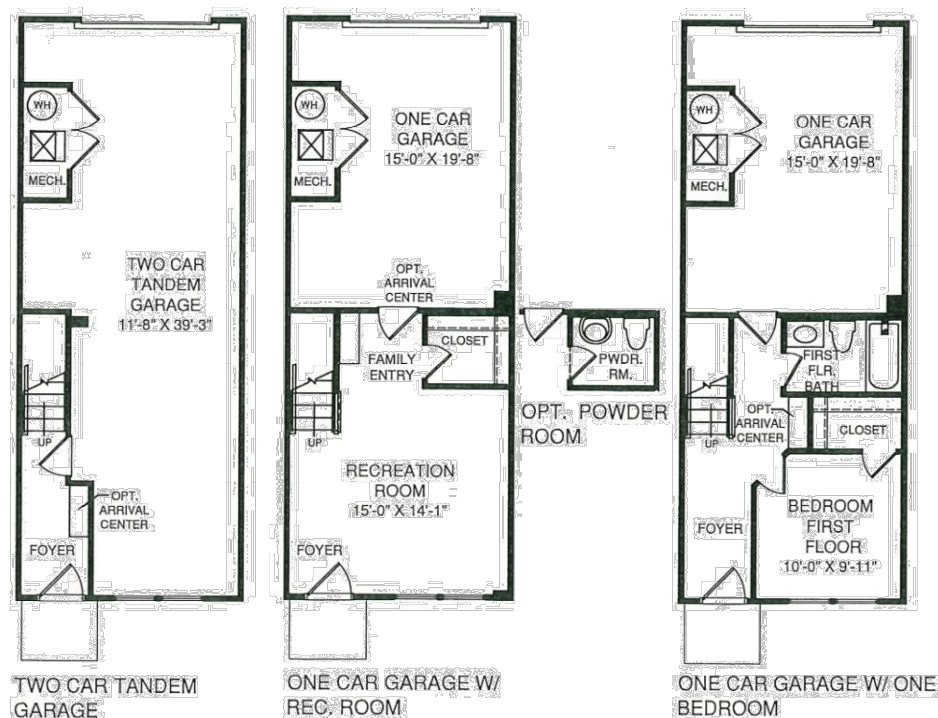
The Clarendon



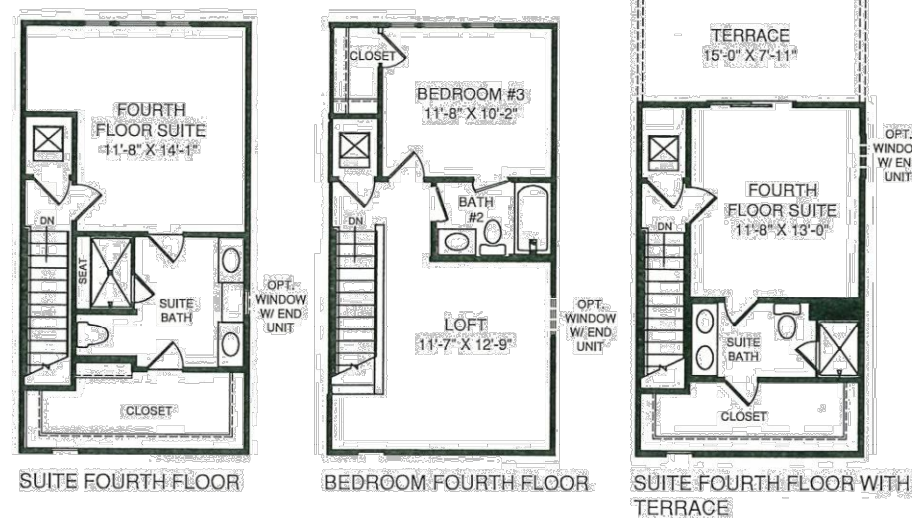
SECOND FLOOR



THIRD FLOOR



FIRST FLOOR



FOURTH FLOOR

ELKRIDGE CROSSING

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