



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

FAX 410-313-3467

TECHNICAL STAFF REPORT

Planning Board Meeting of March 5, 2020

Case No./Petitioner: SDP-20-031, Arnold's Corner, LLC

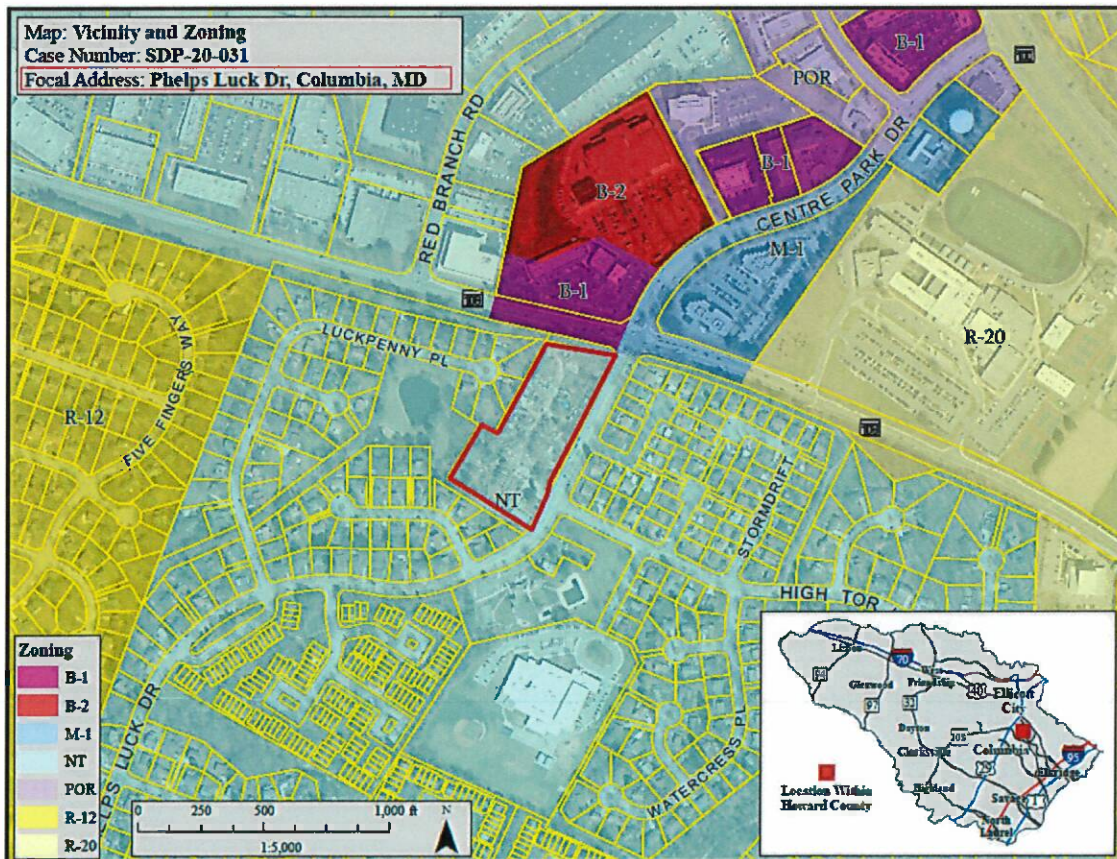
Project Name: Arnold's Corner

DPZ Planner: Jill Manion, Planning Supervisor
(410) 313-4338, jmanion@howardcountymd.gov

Request: To approve 18 single-family detached homes in accordance with FDP-77-A-IV. The property is zoned NT and designated as Single-Family Medium Density.

Location: The subject property is identified as Tax Map 30, Parcel 289, Parcels 'N' and 'O', Located in the 6th Election District at the southwest corner of the Route 108 and Phelps Luck Drive intersection. The site is formally known as the "Grandfather's Gardens Nursery".

Recommendation: **Approval**, subject to complying with remaining SRC comments and any conditions by the Planning Board



Vicinal Properties:

Surrounding properties are zoned NT. They include:

North: Route 108, and to the north of the right-of-way is the Columbia Palace Shopping Center.

South: Village of Long Reach, Section 1, Area 1, NT-zoned single-family medium density (detached) subdivision.

East: Phelps Luck Drive, and to the east is a Village of Long Reach, Section 1, Area 1 NT-zoned single-family medium density (detached) subdivision.

West: Village of Long Reach, Section 1, Area 1 NT-zoned single-family medium density (detached) subdivision.

Regulatory Compliance:

The site development plan must comply with Section 125.0.G of the Zoning Regulations (effective October 6, 2013) and the development criteria listed in Final Development Plan 77-A-IV.

Site History:

The following is a summary of plans related to this proposed development:

- **ZB 1112M** was heard by the Zoning Board on July 19, 2017 to amend the New Town Preliminary Development Plan, to increase the NT District density to permit 20 additional dwelling units and assign them to two properties. Nineteen of those units were assigned to Tax Map 30, Parcel 289, Parcels O and N (5320 Phelps Luck Drive, Grandfather's Garden Center). The Decision and Order approving the density change was signed November 6, 2017.
- **FDP-77-A-IV** was approved by Planning Board on December 7, 2017 to change the permitted land use of Parcel O from commercial to single-family medium density and update the land use tabulations and permitted density.
- **S-18-006**, Sketch Plan for 18 single-family detached lots was approved on December 4, 2018.
- **P-19-001**, Preliminary Plan for 18 single-family detached lots, 5 open space lots, associated road and other improvements was approved on July 16, 2019.
- **F-19-088**, Final Plan consist of 18 single-family detached lots, 5 open space lots associated road and other improvements. The Final Road Construction Drawings received signature approval on February 11, 2020. The plat is yet to be recorded and the Developer is processing the necessary fees and agreements with the County.

Analysis:

The Planning Board shall review the proposed single-family detached home sites for compliance with the criteria listed in FDP-77-A-IV. The single-family detached land use has been previously approved with ZB 1112 and FDP-77-A-IV. The lot and road layout have been approved with S-18-006, P-19-001 and F-19-088. Additionally, the perimeter landscaping was reviewed and approved with P-19-001 and F-19-088 and approved by the Long Reach Village Architectural Review Board. With these previous plan submissions, the project was also found to comply with the requirements of the Adequate Public Facilities Ordinance for both roads and schools. The project meets all applicable stormwater management regulations with micro-bioretenention facilities on the open space lots and dry wells on individual lots. The site is exempt from Forest Conservation regulations per Section 16.1202(b)(1)(iv) of the Howard County Code.

FDP-77-A-IV Criteria:

1. **Permitted General Location of All Buildings and Structures:** The FDP states, *"No structure shall be located upon lots devoted to single family low and/or medium density land use within 20' of any 50' street right-of-way nor within 30' of any 50' or greater street right-of-way, nor within 7.5' of any property line not a right-of-way line for a public street road or highway, except however structure may be constructed at any location within such setback areas if such construction in accordance with a site development plan approved by the Howard County Planning Board."*

SDP-20-031 shows a 20' front setback for every lot from the interior public road (Arnold's Court – 50' wide right-of-way) and for the use-in-common driveway for Lots 3-7. Phelps Luck Road and Old Annapolis Road right-of-way both exceed 80' in width. Side and rear setbacks are maintained at 30' from the right-of-way line (see Lot 1, and Lots 12-18). Side and rear yard setbacks from adjacent property lines are maintained at 7.5' on the SDP. Each lot is shown with a generic box representing the maximum building footprint of the three proposed building models as shown on Sheet 1. There are two generic boxes shown on the plan, which indicate the models and options that are available for each lot. Each generic box fits within the defined setbacks for the lots as shown on the plan.

2. **Building Height:** The FDP states, *"No structure shall be constructed more than 34 feet in height from the highest adjoining ground elevation adjacent to the building upon lots devoted to single family land uses."*

SDP-20-031 indicates all home models will be a maximum of 26' mean height.

3. **Parking Requirements:** The FDP requires *no less than 2 off-street parking spaces for each single-family lot. The Howard County Zoning Regulations also require one-half parking space for each single-family detached lot for guest parking.*

A minimum of 45 space spaces are required. The subdivision proposes 72 parking spaces with two per driveway and two- car garages.

4. **Coverage Requirements:** The FDP states that *buildings and other major structures shall not cover more than 30% of any single-family lot, except that buildings and other major structures shall not exceed 40% if approved on a Site Development Plan by the Planning Board.*

The applicant proposes a maximum 28% lot coverage per lot, based on the largest proposed house footprint (approximately 2530 SF) placed on the smallest lot (9006 SF). Final lot coverage per lot is ultimately determined at building permit once a house model replaces the generic box.

SRC Action: On February 19, 2020, the Department of Planning and Zoning determined that this Site Development Plan is approvable, subject to addressing remaining drafting comments on the originals.

Recommendation: **Approval**, subject to complying with remaining SRC comments and any conditions by the Planning Board.



Amy Gowar, Director
Department of Planning & Zoning

2-20-26
Date

Please note that this file is available for public review by appointment at the Department of Planning and Zoning's public service counter, Monday through Thursday, 8:00 a.m. to 5:00 p.m. and Friday, 8:00 a.m. to 3:00 p.m.

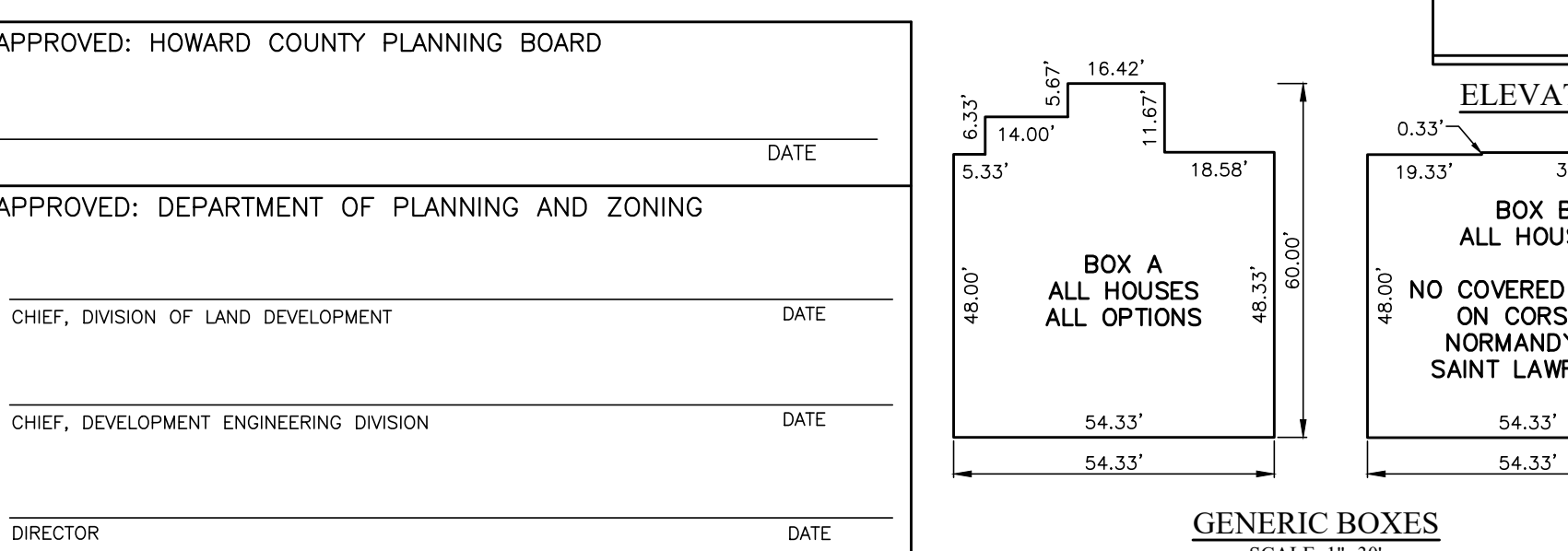
GENERAL NOTES

- SUBJECT PROPERTY ZONED NT PER THE 10-6-13 COMPREHENSIVE ZONING PLAN.
- THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- BOUNDARY SHOWN HEREON IS BASED ON A PLAN PREPARED BY BOHLER ENGINEERING.
- THE EXISTING TOPOGRAPHY IS TAKEN FROM FINAL PLAN F-19-088 WITH 2 FOOT CONTOUR INTERVALS PREPARED BY BOHLER ENGINEERING DATED 8/23/19.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 301F AND 301B WERE USED FOR THIS PROJECT.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE STREAMS, OR THEIR REQUIRED BUFFERS AND FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS, IF APPLICABLE.
- THERE ARE NO ONSITE STEEP SLOPES GREATER THAN 25%.
- PER F-19-088 THERE IS NO FLOODPLAIN, STREAMS, WETLANDS OR THEIR BUFFERS LOCATED ONSITE LOCATED IN THE LIMIT OF DISTURBANCE.
- PER F-19-088 THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- ALL LOTS WILL BE ENCUMBERED BY COLUMBIA ASSOCIATION COVENANTS.
- FOREST CONSERVATION IS EXEMPT SINCE THE DEVELOPMENT IS PART OF A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- PREVIOUS DPZ FILES: S-18-006, WP-19-068, ECP-18-052, FDP-77-A-IV, ZB1112, PB-18-F-44 (F-70-068c), P-19-001, F-19-088
- WATER WILL BE FROM PUBLIC WATER MAIN CONTRACT NUMBERS: 343 W & S, 424-D-W&S.
- SEWER WILL BE FROM PUBLIC SEWER MAIN CONTRACT NUMBERS: 343 W & S, 424-D-W&S.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
 - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE).
 - SURFACE - 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN).
 - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS.
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY.
 - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.

- THIS PLAN IS SUBJECT TO SECTION 128.0 OF THE HOWARD COUNTY ZONING REGULATIONS.
- F-19-088 HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. FINANCIAL SURETY IN THE AMOUNT OF \$28,050.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT UNDER F-19-088. THERE IS NOT SUBSTITUTIONING SHOWN UNDER THIS SDP. EVERYTHING IS PROVIDED UNDER F-19-088.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JUNE 9, 2019.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY AND HOWARD COUNTY GIS.
- ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- A DESIGN MANUAL WAIVER WAS APPROVED ON MARCH 25, 2019 TO ALLOW A HORIZONTAL CURVE WITH A MINIMUM RADIUS OF 100 FEET. FURTHER MORE, THE REQUEST TO PROVIDE A ROADWAY WIDTH OF 28 FEET WITHIN THE CURVE WITH A TRANSITION OF 12:1 FROM A 28 FOOT WIDTH ROAD TO A 24 FOOT WIDTH ROAD WAS APPROVED. PARKING TO BE RESTRICTED ON BOTH SIDES OF THE STREET THROUGH THE ENTIRETY OF THE CURVE.
- MODERATE INCOME HOUSING UNITS (MIHU) ARE NOT APPLICABLE TO NT ZONED DEVELOPMENTS.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND RIGHT-OF-WAY AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- DRIVEWAY APRON FOR LOTS 1, 2 AND 8-18 ARE TO BE PER STANDARD DETAIL R-6.03. LOTS 3-7 WILL UTILIZE STANDARD DETAIL R-6.06.
- A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPER'S/OWNER'S EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- STORM WATER MANAGEMENT FOR THE LOTS WILL UTILIZE DRYWELLS (M-5). THESE FACILITIES ARE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER. ALL STORMWATER MANAGEMENT IN OPEN SPACE LOTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOA. HOWARD COUNTY WILL MAINTAIN THE PIPES AND THE HOA WILL MAINTAIN FACILITY FACILITIES. THE DOC AND DEVELOPER'S AGREEMENT ARE RECORDED UNDER F-19-088.
- A NOISE STUDY WAS APPROVED FOR THIS DEVELOPMENT UNDER P-19-001.
- THE PROPERTY IS SUBJECT TO FDP-77-A-IV AMENDMENT TO ALLOW THE FOLLOWING:
 - CHANGE THE PERMITTED LAND USE OF PARCEL "O" FROM COMMERCIAL TO SINGLE FAMILY MEDIUM DENSITY.
 - INCREASE THE DENSITY OF THE NT DISTRICT FROM ITS CURRENT DENSITY OF 2,2800 UNITS PER GROSS ACRES TO 2,3809 UNITS PER GROSS ACRES TO PERMIT 20 ADDITIONAL DWELLING UNITS TO BE ASSIGNED TO TWO SPECIFIC PROPERTIES, 19 UNITS TO 5320 PHELPS LUCK DRIVE, GRANDFATHER'S GARDEN CENTER AND 1 UNIT TO 11608 LITTLE PATUXENT PARKWAY, POPLAR GLEN APARTMENT, APPROVED BY THE ZONING BOARD IN ITS DECISION AND ORDER DATED NOVEMBER 6, 2017 IN ZONING BOARD CASE NUMBER 1112M.
 - PROVIDE THAT NO IMPROVEMENTS TO PARCELS "N" AND "O" MAY BE MADE EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN APPROVED BY THE HOWARD COUNTY PLANNING BOARD; AND
 - CORRECT THE PREVIOUS ERROR OF CREDITED AND NON-CREDITED OPEN SPACE AREAS.

- AN ALTERNATIVE COMPLIANCE REQUEST (WP-19-083) IN ACCORDANCE WITH SECTION 16.134(A) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO NOT CONSTRUCT CURB AND GUTTER AND SIDEWALK ALONG MD 108 WAS APPROVED ON MAY 9, 2019 WITH THE FOLLOWING CONDITIONS:
 - POST A FEE-IN-LIEU FOR SIDEWALK CONSTRUCTION FOR THE PROPERTY FRONTAGE ALONG MD ROUTE 108. COORDINATE WITH DEP. DPW AND SHA REGARDING THE PROPER AGENCY AND PROCESS TO PAY THE FEE-IN-LIEU.
 - COORDINATE WITH SHA AND THE COUNTY REGARDING MAKING ANY IMPROVEMENTS, TO THE RAMPS, SIGNALS OR CROSSWALKS OR ACCESS ROUTE 108 TO ENSURE THAT PEDESTRIANS CAN SAFELY ACCESS THE SIDEWALK ON THE NORTH SIDE OF ROUTE 108.
- "NO PARKING" RESTRICTIONS SHALL BE REQUIRED ALONG ARNOLDS COURT AT STA. 10+00 AND 13+00 (BOTH SIDES OF THE STREET). AT THE COUNTY'S DISCRETION, "NO PARKING" RESTRICTIONS MAY BE REQUIRED BETWEEN STA. 13+00 AND 16+50 DIRECTLY ADJACENT TO LOTS 14-17.
- THE 65DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREA BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT.
- A PLANNING BOARD HEARING IS REQUIRED FOR THIS SITE DEVELOPMENT PLAN.
- THE SHARED DRIVEWAY ACCESS AND MAINTENANCE OBLIGATION AGREEMENTS FOR THE 16' DRIVEWAY WHICH SERVE LOTS 3-7 & ACCESS BY ARNOLDS COURT WILL BE RECORDED IN THE LAND RECORDS OF HOWARD COUNTY SIMULTANEOUSLY WITH THE RECORDATION OF THE SUBDIVISION PLAN.
- TRASH PAD MAINTENANCE AND LANDSCAPE SCREENING SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS WHICH ACCESS ONTO THE APPLICABLE SHARED DRIVEWAYS AND SHALL BE MADE PART OF THE USE-IN-COMMON MAINTENANCE AGREEMENTS. HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS WILL NOT BE RESPONSIBLE FOR LITTER.
- THERE IS A HISTORIC HOUSE ON-SITE THAT DATES BACK TO APPROXIMATELY 1980-1910. THIS HOUSE HAS BEEN HEAVILY ALTERED AND WILL BE REMOVED UNDER F-19-088. THIS HISTORIC HOUSE AND ALL OUTBUILDINGS HAVE BEEN REVIEWED AND DOCUMENTED BY THE COUNTY'S ARCHITECTURAL HISTORIAN AND HAVE BEEN APPROVED FOR DEMOLITION BY DPZ STAFF (PERMIT NO. B19000907).
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP-77-A-IV.
- OPEN SPACE DEDICATION TO A HOMEOWNER'S ASSOCIATION SHALL BE ON THE PLAT IN ACCORDANCE WITH SECTION 16.121(C) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS.
- SITE IS UNDERGOING THE MDE VOLUNTARY REMEDIATION PROGRAM. HEALTH DEPARTMENT WILL NEED TO SEE DOCUMENTATION FROM MDE THAT THE PROPERTY HAS COMPLETED THE VOLUNTARY PROGRAM BEFORE PLAT SIGNATURE AND FORWARD WELL ABANDONMENT REPORT. SITE IS CURRENTLY UNDERGOING CLEANUP EFFORTS WITH GRADING PERMIT NO. 19-00-0123.
- THE SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE. SEE SHEET 3.
- STORMWATER MANAGEMENT BORINGS PROVIDED BY BOHLER ENGINEERING, REFERENCE F-19-088. SEE SHEET 6.

- APPROVED: HOWARD COUNTY PLANNING BOARD
- APPROVED: DEPARTMENT OF PLANNING AND ZONING
- CHIEF, DIVISION OF LAND DEVELOPMENT
- CHIEF, DEVELOPMENT ENGINEERING DIVISION
- DIRECTOR



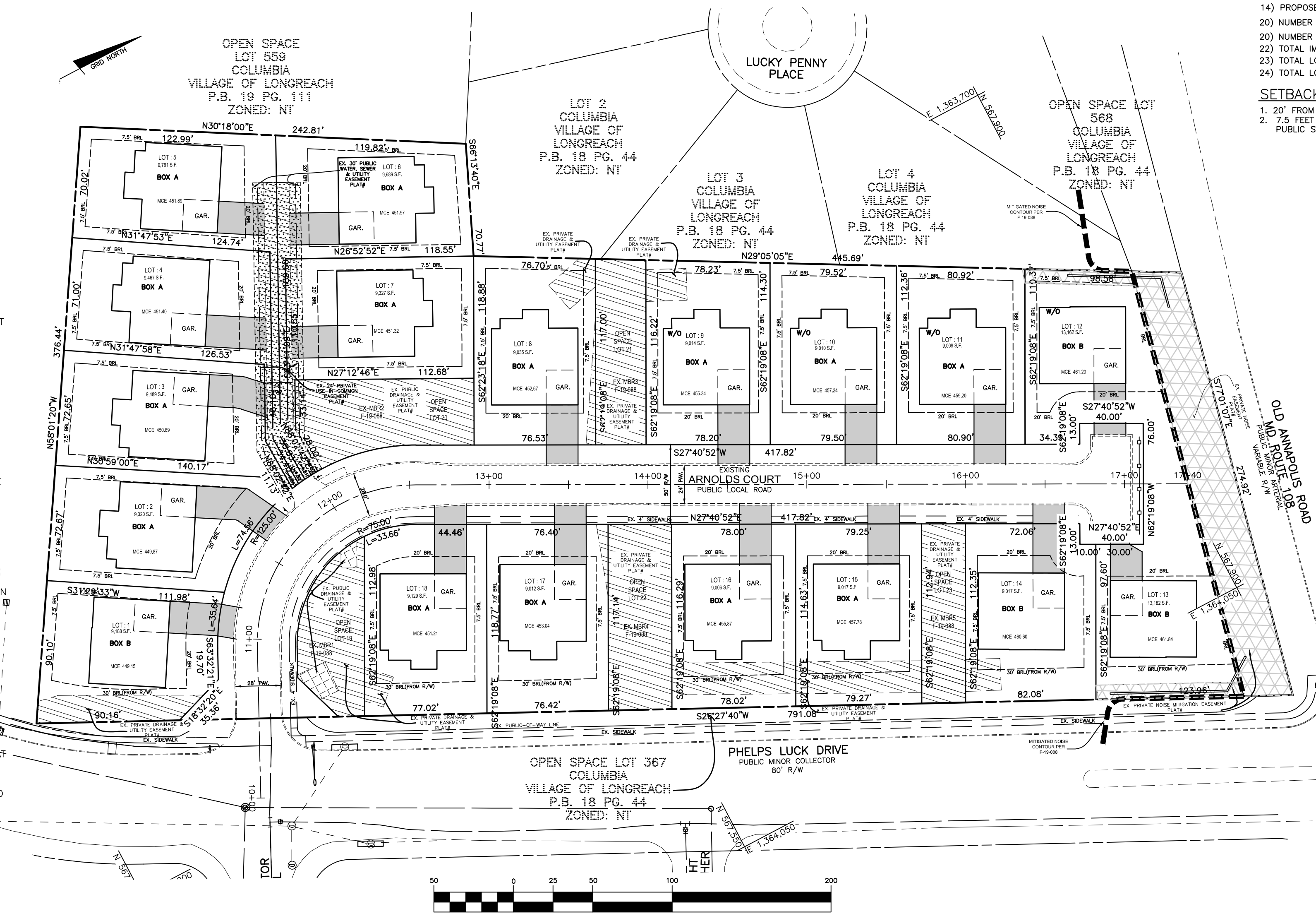
RESIDENTIAL SITE DEVELOPMENT PLAN

ARNOLDS CORNER

LOTS 1 THRU 18

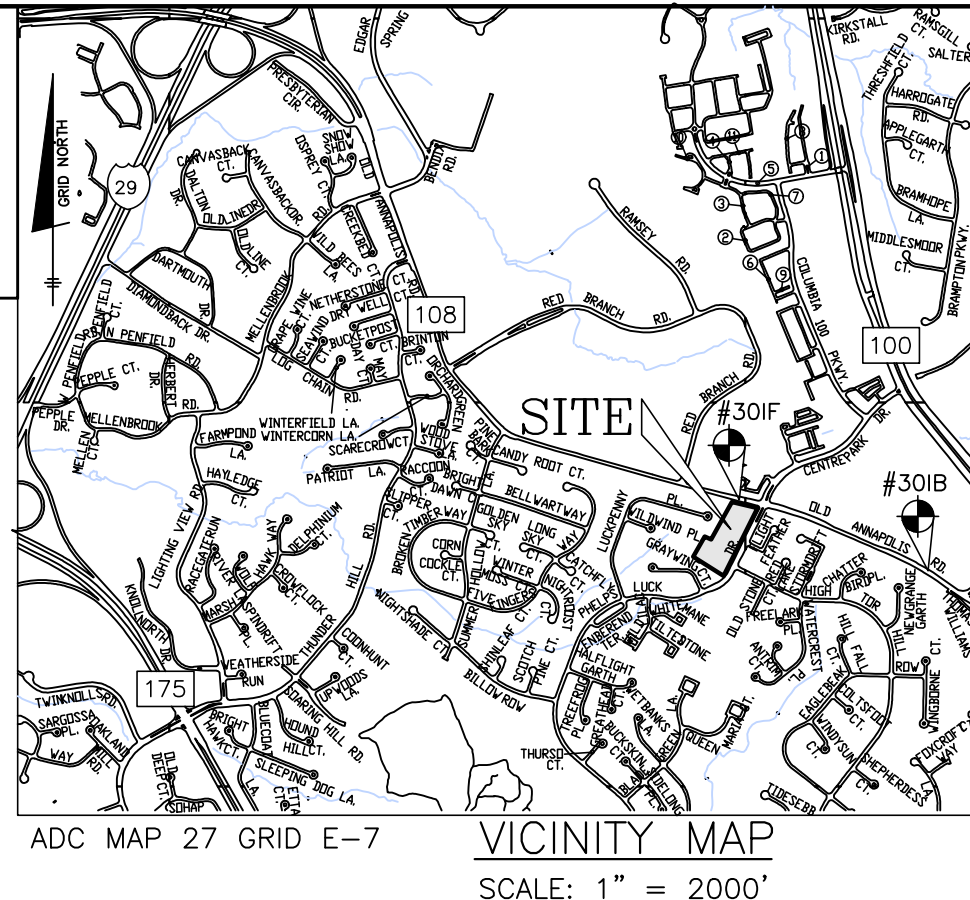
6th ELECTION DISTRICT

HOWARD COUNTY, MARYLAND



BENCH MARKS-(NAD'83)

HO. CO. #301F	EL. 473.359
STANDARD DISC ON CONC. MONUMENT	E 1369334.332
N 568033.070	
HO. CO. #301B	EL. 526.108
STANDARD DISC ON CONC. MONUMENT	E 1366270.807
N 566937.964	



PROJECT BACKGROUND INFORMATION

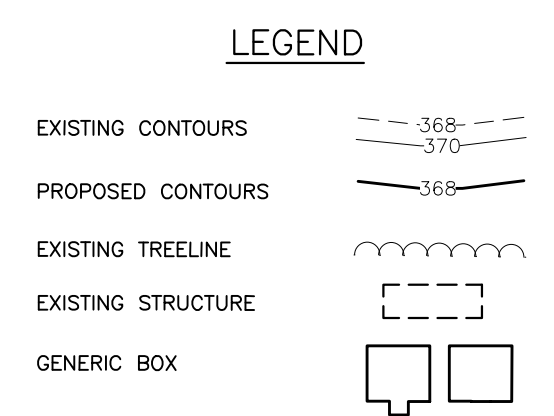
PRESENT ZONING: NT
 LOCATION: TAX MAP 30 - GRID 24 - PARCEL 462
 APPLICABLE DPZ FILE REFERENCES: S-18-006, WP-19-068, ECP-18-052, FDP-77-A-IV, ZB1112, PB-18-F-44 (F-70-068c), P-19-001, F-19-088
 DEED REFERENCES: L 18527 / F. 0263
 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED
 PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

SITE DATA TABULATION

1) TOTAL PROJECT AREA	5.61 AC.±
2) AREA OF 100-YR. FLOODPLAIN	0.00 AC.
3) AREA OF STEEP SLOPES	0.00 AC.
4) AREA OF EXISTING FOREST	0.00 AC.
5) AREA OF ERODIBLE SOILS	0.00 AC.
6) AREA OF WETLANDS (INCLUDING BUFFER)	0.00 AC.
7) AREA OF STREAM BUFFER (INCLUDING WETLANDS & BUFFER)	0.00 AC.
8) NET AREA OF LOTS	3.99 AC.±
9) NUMBER OF LOTS ALLOWED	18
10) NUMBER OF RESIDENTIAL LOTS PROPOSED	18
11) AREA OF PLAN SUBMISSION(LOTS)	3.99 AC.±
12) APPROXIMATE LIMIT OF DISTURBANCE	3.9 AC.±
13) PRESENT ZONING DESIGNATION	NT
14) PROPOSED USES FOR THE SITE & STRUCTURES	RESIDENTIAL-SFD
20) NUMBER OF PARKING SPACES REQUIRED	45(2.5/DWELLING)
20) NUMBER OF PARKING SPACES PROVIDED	72
22) TOTAL IMPERVIOUS AREA	1.3 AC.±
23) TOTAL LOT COVERAGE ALLOWED	30%
24) TOTAL LOT COVERAGE PROVIDED	27%

SETBACKS ESTABLISHED BY FDP-77-A-IV

- 20' FROM ANY 50' R/W, 30' FROM ANY 60' R/W OR GREATER
- 7.5 FEET FROM ANY PROPERTY LINE NOT A RIGHT-OF-WAY LINE FOR A PUBLIC STREET.



ON-LOT STORMWATER MANAGEMENT PRACTICES

LOT NUMBER	ADDRESS	NON-ROOFTOP DISCONNECT (M2) (NUMBER)	DRYWELLS (M-5) (NUMBER)	MICRO-BIO RETENTION (M2) (NUMBER)	GRASS SWALE (M2) (NUMBER)
1	5401 ARNOLDS COURT	0	0	0	0
2	5405 ARNOLDS COURT	0	3	0	0
3	5409 ARNOLDS COURT	0	3	0	0
4	5413 ARNOLDS COURT	0	3	0	0
5	5417 ARNOLDS COURT	0	3	0	0
6	5421 ARNOLDS COURT	0	3	0	0
7	5425 ARNOLDS COURT	0	3	0	0
8	5433 ARNOLDS COURT	0	3	0	0
9	5441 ARNOLDS COURT	0	3	0	0
10	5445 ARNOLDS COURT	0	3	0	0
11	5449 ARNOLDS COURT	0	3	0	0
12	5453 ARNOLDS COURT	0	2	0	0
13	5454 ARNOLDS COURT	0	2	0	0
14	5450 ARNOLDS COURT	0	2	0	0
15	5442 ARNOLDS COURT	0	1	0	0
16	5438 ARNOLDS COURT	0	3	0	0
17	5430 ARNOLDS COURT	0	3	0	0
18	5426 ARNOLDS COURT	0	3	0	0

ADDRESS CHART

LOT NUMBER	ADDRESS	LOT NUMBER	ADDRESS
1	5401 ARNOLDS COURT	10	5445 ARNOLDS COURT
2	5405 ARNOLDS COURT	11	5449 ARNOLDS COURT
3	5409 ARNOLDS COURT	12	5453 ARNOLDS COURT
4	5413 ARNOLDS COURT	13	5454 ARNOLDS COURT
5	5417 ARNOLDS COURT	14	5450 ARNOLDS COURT
6	5421 ARNOLDS COURT	15	5442 ARNOLDS COURT
7	5425 ARNOLDS COURT	16	5438 ARNOLDS COURT
8	5433 ARNOLDS COURT	17	5430 ARNOLDS COURT
9	5441 ARNOLDS COURT	18	5426 ARNOLDS COURT

MINIMUM LOT SIZE CHART

LOT #	Area	FRONT SETBACK	MIN. LOT BREADTH
LOT 1	9,180 S.F.	0	9,180 S.F.
LOT 2	9,200 S.F.	0	9,200 S.F.
LOT 3	9,485 S.F.	51.67'	9,485 S.F.
LOT 4	9,485 S.F.	384.57'	9,485 S.F.
LOT 5	9,781 S.F.	714.57'	9,781 S.F.
LOT 6	9,985 S.F.	679.57'	9,985 S.F.
LOT 7	9,307 S.F.	299.57'	9,307 S.F.
LOT 8	9,008 S.F.	0	9,008 S.F.
LOT 9	9,014 S.F.	0	9,014 S.F.
LOT 10	9,010 S.F.	0	9,010 S.F.
LOT 11	9,008 S.F.	0	9,008 S.F.
LOT 12	13,162 S.F.	0	13,162 S.F.
LOT 13	13,162 S.F.	0	13,162 S.F.
LOT 14	9,017 S.F.	0	9,017 S.F.
LOT 15	9,017 S.F.	0	9,017 S.F.
LOT 16	9,008 S.F.	0	9,008 S.F.
LOT 17	9,012 S.F.	0	9,012 S.F.
LOT 18	9,129 S.F.	0	9,129 S.F.
TOTAL	174,123 S.F. OR 3.997 AC.		

*CHART PER F-19-088

SHEET INDEX

SHEET	TITLE
1	COVER SHEET
2	LAYOUT PLAN
3	GRADING, SEDIMENT & EROSION CONTROL PLAN
4	GRADING, SEDIMENT & EROSION CONTROL NOTES AND DETAILS
5	STORMWATER MANAGEMENT PLAN
6	STORMWATER MANAGEMENT BORING LOGS

THIS SITE IS NOT SUBJECT TO THE HOWARD COUNTY M.I.H.U. REQUIREMENTS BASED ON THE PROPERTY ZONE OF NT.

PERMIT INFORMATION CHART

SUBDIVISION NAME: ARNOLDS CORNER	SECTION/AREA: N/A	LOT/PARCEL# LOTS 1-18
PLAT No. TBD	GRID No. 24	ZONE NT
TAX MAP 30	ELECTION DISTRICT 6TH	CENSUS TRACT 6069.04

BENCHMARK ENGINEERING, INC.
 8480 BALTIMORE NATIONAL PIKE & SUITE 315 A ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 WWW.BEI-CIVILENGINEERING.COM

OWNER:
ARNOLDS CORNER, LLC
308 MAGDOOTHY ROAD
SEVERNA PARK, MD 21146
240.319.1735

DEVELOPER:
RYAN HOMES
9720 PATUXENT WOODS DRIVE
COLUMBIA, MD 21046
410.379.5956

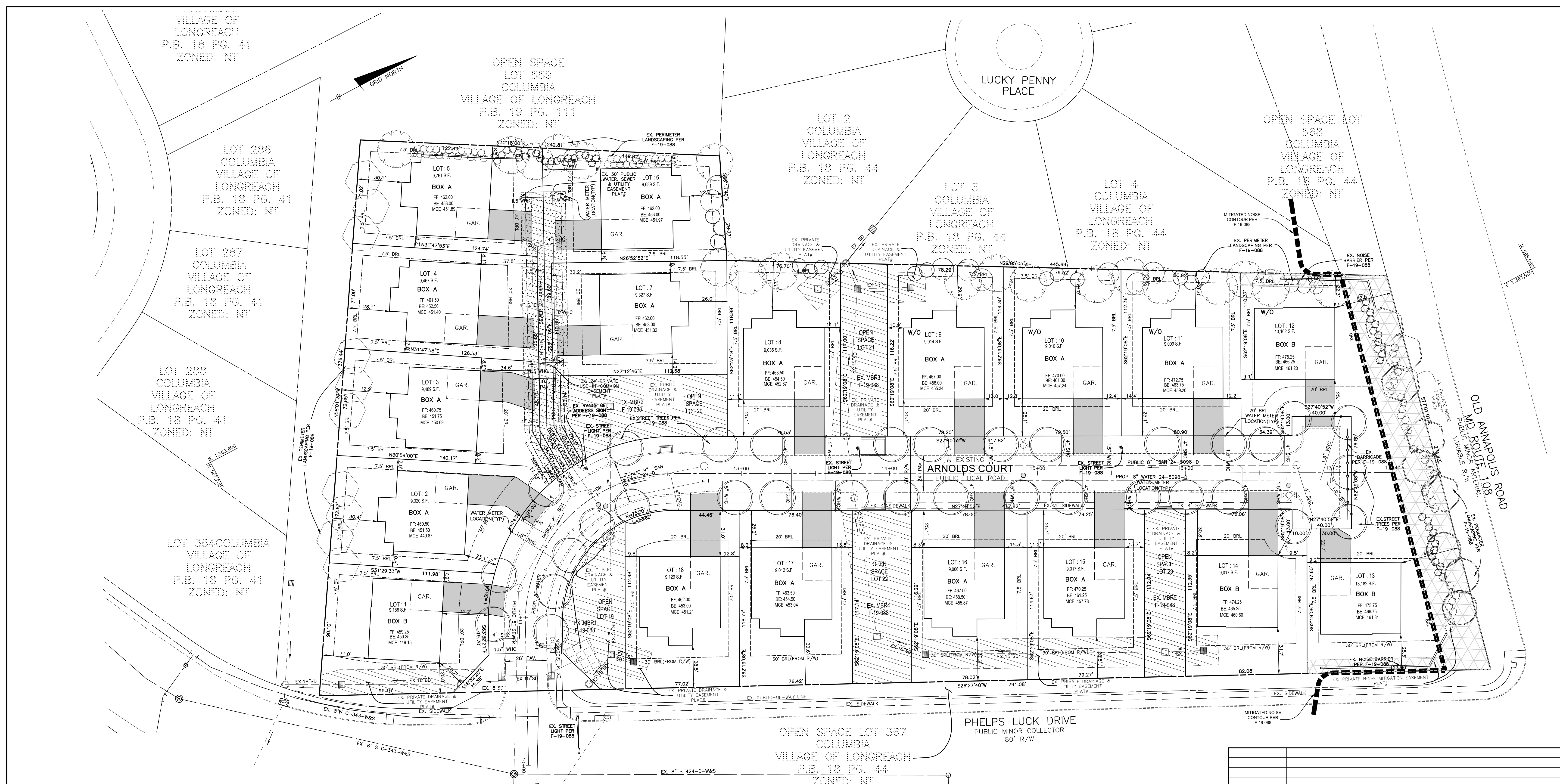
ARNOLDS CORNER
LOTS 1-18

TAX MAP: 30 GRID: 24 PARCEL: 462
 ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND

A RESIDENTIAL SITE DEVELOPMENT PLAN
COVER SHEET

DATE: FEBRUARY 2020 BEI PROJECT NO. 2978
 SCALE: AS SHOWN SHEET 1 OF 6

DESIGN: JCO DRAFT: JCO



APPROVED: HOWARD COUNTY PLANNING BOARD

DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF, DIVISION OF LAND DEVELOPMENT DATE _____

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE _____

DIRECTOR DATE _____

- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING TREELINE
 - EXISTING STRUCTURE
 - GENERIC BOX
 - SOILS DELINEATION
 - SOILS BOUNDARY
 - EX. PRIVATE DRAINAGE & UTILITY EASEMENT
 - EX. PUBLIC DRAINAGE & UTILITY EASEMENT
 - EX. PRIVATE WATER & SEWER EASEMENT
 - EX. PRIVATE USE-IN-COMMON EASEMENT
 - EX. PRIVATE NOISE EASEMENT

NO.	DATE	REVISION

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE & SUITE 315 • ELICOTT CITY, MARYLAND 21043
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OWNER:	ARNOLDS CORNER, LLC 308 MAGOTHY ROAD SEVERNA PARK, MD 21146 240.319.1735	ARNOLDS CORNER LOTS 1-18
DEVELOPER:	RYAN HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MD 21046 410.379.5956	TAX MAP: 30 GRID: 24 PARCEL: 462 ZONED: NT ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND
DATE:	FEBRUARY 2020	BEI PROJECT NO. 2978
DESIGN:	JCO	SCALE: AS SHOWN
DRAFT:	JCO	SHEET 2 OF 6