

GENERAL NOTES

- SUBJECT PROPERTY ZONED NT PER THE 2013 COMPREHENSIVE PLAN, AND IS DESIGNATED WITH A SINGLE FAMILY - MEDIUM DENSITY (SFMD) LAND USE PER FDP-77-A-IV.
- PRIOR CASE NUMBERS ASSOCIATED WITH THIS PROJECT INCLUDE WP-19-083, WP-19-101, S-18-006, ECP-18-052, ZB1112, FDP-77-A-IV, PB18 F 44 (F-70-088C) & P-19-001.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED ON OR ABOUT 12/13/18 BY ROBERT C. HARR, JR., BOHLER ENGINEERING, STERLING, VA.
- STORMWATER MANAGEMENT PRACTICES ARE REQUIRED IN ACCORDANCE WITH THE DESIGN MANUALS. PRIOR TO SIGNATURE APPROVAL OF THE FINAL PLAT, THE DEVELOPER WILL BE REQUIRED TO EXECUTE THE DECLARATION OF COVENANT AND/OR A DEVELOPER'S AGREEMENT FOR THE CONSTRUCTION OF THE STORMWATER MANAGEMENT PRACTICES AND A MAINTENANCE AGREEMENT.
- THIS PROPERTY IS LOCATED INSIDE OF THE METROPOLITAN DISTRICT.
- NO CEMETERIES ARE KNOWN TO EXIST WITHIN THIS SUBDIVISION.
- THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLAN COORDINATE SYSTEM. HORIZONTAL AND VERTICAL CONTROL DATUM ARE BASED ON HOWARD COUNTY MONUMENT NOS. 301B AND 301F WHICH WERE USED FOR THIS PROJECT.
HOWARD COUNTY MONUMENT NO: 301B ELEV. = 526.108'
HOWARD COUNTY MONUMENT NO: 301F ELEV. = 473.359'
- THE PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL NO. 45-2003 AND THE AMENDED ZONING REGULATIONS PER COUNCIL BILL NO. 32-2013. DEVELOPMENT OR CONSTRUCTION ON THIS PROPERTY MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE APPLICATION OR BUILDING/GRADING PERMIT APPLICATIONS.
- THE STRUCTURES LOCATED ON THE PROPERTIES ARE NOT LISTED ON THE HISTORIC SITES INVENTORY AND ARE TO BE DEMOLISHED.
- DISTANCES SHOWN ARE BASED ON MARYLAND STATE PLANE, NAD 83.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS 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 COMPACTED CRUSHER RUN BASE WITH AND CHIP COATING (1-1/2" MIN.);
 - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
 - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING);
 - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSES OF A PUBLIC ROAD (0.798 AC.). LAND DEDICATED TO THE STATE OF MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (0.356 AC.).
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- NO WETLANDS EXIST ON SITE BASED UPON THE WETLAND CERTIFICATION PREPARED BY EXPLORATION RESEARCH, INC. DATED 5/3/18.
- PER FEMA (FIRM MAP) 24027CO155D NO FEMA DELINEATED FLOODPLAIN EXISTS ON OR SURROUNDING THE SUBJECT PROPERTY.
- 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 2,3800 UNITS PER GROSS ACRES TO 2,3809 UNITS PER GROSS ACRE 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 APARTMENTS. 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.

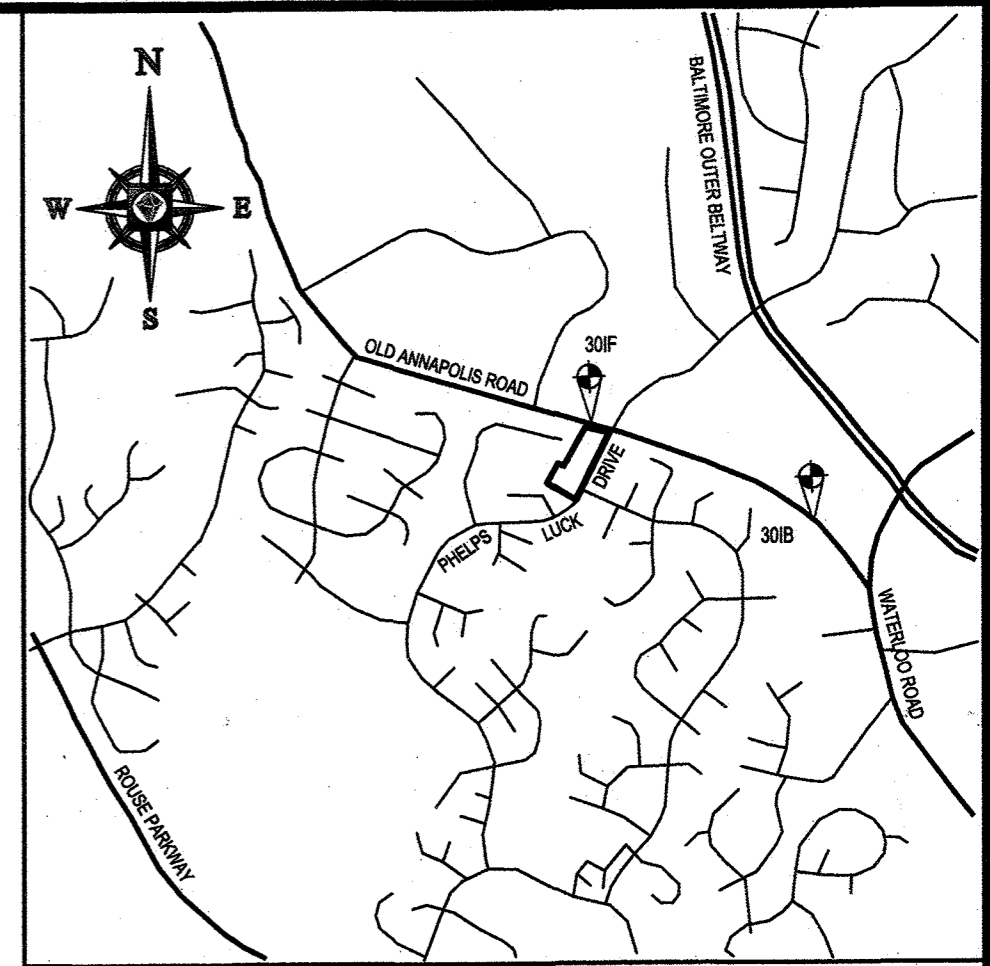
NOTE: FDP-77-A-IV WAS APPROVED BY THE PLANNING BOARD ON 12/7/17 AND RECORDED IN THE LAND RECORDS ON 11/12/18 AS PLAT NUMBER'S 24488-24510.

- 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 ROUTE 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 DED, DPW AND SHA REGARDING THE PROPER AGENCY AND PROCESS TO PAY FEE-IN-LIEU.

- COORDINATE WITH SHA AND THE COUNTY REGARDING MAKING ANY IMPROVEMENTS, IF NECESSARY, TO THE RAMPS, SIGNALS OR CROSSWALK OR ACROSS ROUTE 108 TO ENSURE THAT PEDESTRIANS CAN SAFELY ACCESS THE SIDEWALK ON THE NORTH SIDE OF ROUTE 108.
- A NOISE STUDY FOR THIS SITE WAS APPROVED WITH P-19-001 ON 7/16/19. THE STUDY WAS PERFORMED BY THE WILSON T BALLARD COMPANY DATED MAY 2019 AND A NOISE BARRIER PROVIDED FOR NOISE MITIGATION. THIS SUBDIVISION IS NOT LOCATED WITHIN THE BVI HEIGHT AND NOISE ZONE (ANZ). THE 65 DBA NOISE CONTOUR LINE DRAWN ON THIS SUBDIVISION PLAN IS ADVISORY AS REQUIRED BY THE HOWARD COUNTY DESIGN MANUAL, CHAPTER 5 REVISED FEBRUARY 1992 AND CANNOT BE CONSIDERED TO EXACTLY LOCATE THE 65 DBA NOISE EXPOSURE. THE 65 DBA NOISE LINE ESTABLISHED BY HOWARD COUNTY TO ALERT DEVELOPERS, BUILDERS AND FUTURE RESIDENTS THAT AREAS BEYOND THIS THRESHOLD MAY EXCEED GENERALLY ACCEPTED NOISE LEVELS ESTABLISHED BY THE U.S. DEPT OF HOUSING AND URBAN DEVELOPMENT. MITIGATION IS ACHIEVED VIA A COMBINATION OF A PROPOSED EARTH BERM AND A STANDING NOISE WALL STRUCTURE (HOWARD COUNTY DETAIL R-9.05) (APPROX 6FT IN HEIGHT).
- ALL LOTS WILL BE ENCUMBERED BY COLUMBIA ASSOCIATION COVENANTS.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THE THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREA.
- THIS SUBDIVISION IS SUBJECT TO SECTION 18.122B OF THE HOWARD COUNTY CODE. PUBLIC WATER AND/OR SEWER SERVICE HAS BEEN GRANTED UNDER THE TERMS AND PROVISIONS, THEREOF, ON WHICH DATE DEVELOPER AGREEMENT #24-5098-D WAS FILED AND ACCEPTED.
- "NO PARKING" RESTRICTIONS SHALL BE REQUIRED ALONG ARNOLDS COURT AT STA 10+00 AND STA. 13+00 (BOTH SIDE OF THE STREET). AT THE COUNTY'S DISCRETION, "NO PARKING" RESTRICTIONS MAY BE REQUIRED BETWEEN STA 13+00 AND STA 16+50 DIRECTLY ADJACENT TO LOTS 14-17.
- A CERTIFIED LANDSCAPE PLAN WILL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(B)(I)(IV) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SUBJECT PROPERTY IS PART OF A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- 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.
- MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH FDP 77 AIV.
- 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.
- ALL AREAS ARE MORE OR LESS (+/-).
- THIS SUBDIVISION IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1202(B)(I)(IV) OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE SUBJECT PROPERTY IS PART OF A PLANNED UNIT DEVELOPMENT WHICH HAS PRELIMINARY DEVELOPMENT PLAN APPROVAL AND 50% OR MORE OF THE LAND IS RECORDED AND SUBSTANTIALLY DEVELOPED BEFORE DECEMBER 31, 1992.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE TRAFFIC GROUP, DATED 2/13/18, AND APPROVED ON: 8/7/18.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON 6/9/16.
- 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.
- ALL LOTS WILL BE ENCUMBERED BY COLUMBIA ASSOCIATION COVENANTS.
- LANDSCAPING FOR THIS SUBDIVISION WILL BE PROVIDED IN ACCORDANCE WITH THIS CERTIFIED LANDSCAPE PLAN AND IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PERIMETER LANDSCAPE SURETY IN THE AMOUNT OF \$25,200 FOR THE INSTALLATION OF 45 SHADE TREES (\$300.00 EACH) AND 75 EVERGREEN TREES (\$150.00 EACH) SHALL BE POSTED BY THE DEVELOPER AS PART OF THE DPW DEVELOPER'S AGREEMENT, F-19-088.
- AN ALTERNATIVE COMPLIANCE REQUEST (WP-19-101) IN ACCORDANCE WITH SECTION 16.155(A)(L)(II), WHICH REQUIRES SITE DEVELOPMENT PLANS FOR SITE DISTURBANCE GREATER THAN 5,000 SF WAS APPROVED ON MAY 21, 2019 WITH THE FOLLOWING CONDITIONS:
 - SUBMIT A STANDARD GRADING PLAN AND PERMIT WITH THE DEPARTMENT OF INSPECTION LICENSES AND PERMITS FOR PROCESSING AND APPROVAL. INCLUDE THE SUBMITTED EXHIBIT AS PART OF THE APPLICATION AND REFERENCE WP-19-101.
 - NOTE ALTERNATIVE COMPLIANCE ON ALL FUTURE PLAN SUBMISSIONS.

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA") LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS. ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.



VICINITY MAP

SCALE: 1"=200'
ADC MAP COORDINATES: 4935-J5

OPEN SPACE CHART

LOT No.	OWNER	PURPOSE
19	TO BE DEDICATED TO ARNOLDS CORNER HOA	OPEN SPACE
20	TO BE DEDICATED TO ARNOLDS CORNER HOA	OPEN SPACE
21	TO BE DEDICATED TO ARNOLDS CORNER HOA	OPEN SPACE
22	TO BE DEDICATED TO ARNOLDS CORNER HOA	OPEN SPACE
23	TO BE DEDICATED TO ARNOLDS CORNER HOA	OPEN SPACE

LEGEND:

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- PROPOSED EASEMENT
- 30' PUBLIC WATER, SEWER & UTILITY EASEMENT
- 20' PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE NOISE MITIGATION EASEMENT
- SHA DEDICATION
- USE IN COMMON DRIVEWAY EASEMENT
- PROPERTY CORNER FOUND
- PROPERTY CORNER TO BE SET

MINIMUM LOT SIZE CHART

LOT #	Area	PIPE STEM AREA	MIN. LOT SIZE
LOT 1	9,188 S.F.	0	9,188 S.F.
LOT 2	9,320 S.F.	0	9,320 S.F.
LOT 3	9,469 S.F.	51 S.F.	9,438 S.F.
LOT 4	9,467 S.F.	384 S.F.	9,083 S.F.
LOT 5	9,781 S.F.	714 S.F.	9,047 S.F.
LOT 6	9,689 S.F.	678 S.F.	9,011 S.F.
LOT 7	9,327 S.F.	299 S.F.	9,028 S.F.
LOT 8	9,035 S.F.	0	9,035 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	9,009 S.F.	0	9,009 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	9,006 S.F.	0	9,006 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.

AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	18
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5
TOTAL NUMBER OF LOTS TO BE RECORDED	23
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3,991 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.464 AC.±
TOTAL AREA OF LOTS TO BE RECORDED	4.455 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.154 AC.±
TOTAL AREA TO BE RECORDED	5.609 AC.±

BENCHMARK

GEODETIC SURVEY CONTROL - 301B
ELEV. 526.108'
N 566,937.964
E 1,366,270.807

GEODETIC SURVEY CONTROL - 301F
ELEV. 473.359'
N 568,033.070
E 1,363,934.332

OWNER DEVELOPER

ARNOLDS CORNER, LLC
308 MAGOTHY ROAD
SEVERNA PARK, MD 21146
CONTACT: DAVID WOEISSNER
PHONE: (240) 319-1735

OWNER'S CERTIFICATE

WE, ARNOLDS CORNER, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
- THE REQUIREMENTS 3-106, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS 15 DAY OF MARCH 2020

David Woessner
ARNOLDS CORNER, LLC
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LANG, MILLER & ASSOCIATES, INC., TO ARNOLDS CORNER, LLC BY DEED DATED JANUARY 4TH, 2019 AND RECORDED IN LIBER 18527 FOLIO 263; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.



ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2021

1-21-2020
DATE

APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS

Mike Davis
HOWARD COUNTY HEALTH OFFICER
DATE: 6/29/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 7/12/20

COVER SHEET

BOHLER ENGINEERING
12825 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.709.9500
www.bohlerengineering.com

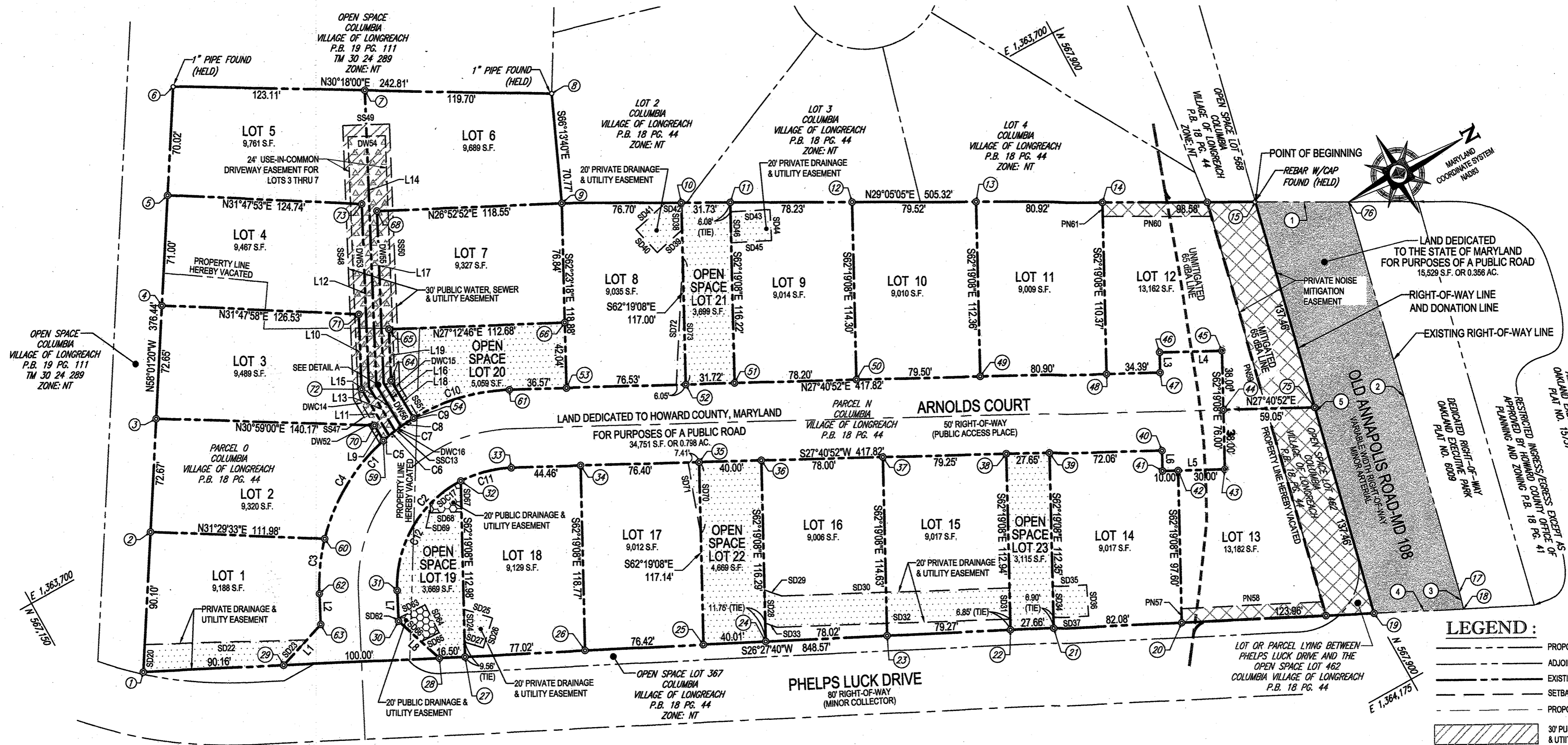
■ UPRSTATE NEW YORK ■ BOSTON, MA ■ NEW YORK METRO ■ WARREN, NJ ■ PHILADELPHIA/SOUTHERN NJ ■ LEHIGH VALLEY, PA ■ SOUTHEASTERN PA
■ BALTIMORE, MD ■ SOUTHERN MARYLAND ■ NORTHERN VIRGINIA ■ WASHINGTON, DC ■ CENTRAL VIRGINIA ■ CHARLOTTE, NC ■ RALEIGH, NC

RECORDED AS PLAT 25450N 7/21/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ARNOLD'S CORNER

LOTS 1 - 18
OPEN SPACE LOTS 19 - 23
RESUBDIVISION OF PARCELS N & O OF
THE VILLAGE OF LONG REACH
SECTION 1, AREA 1
ZONING: NT-SFMD
TAX MAP 30, GRID 24, PARCEL 289
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET: 1 OF 3
SCALE: N/A

DATE: JANUARY 17, 2020
DPZ FILE #S: S-18-006, ECP-16-052, ZB1112, P-19-001, WP-19-083, FDP-77-A-IV, WP-19-101



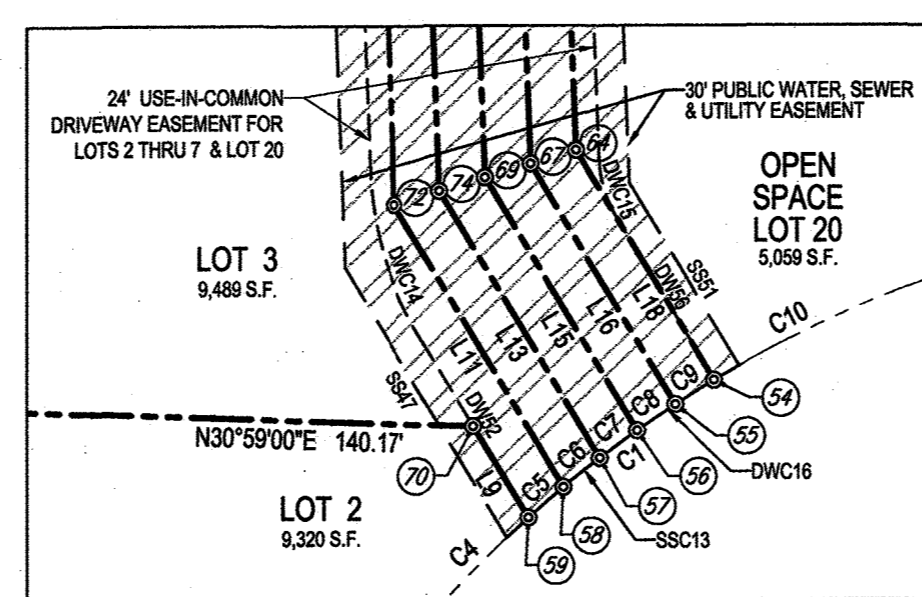
LEGEND:

- PROPOSED PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXISTING PROPERTY LINE
- SETBACK
- PROPOSED EASEMENT
- 30' PUBLIC WATER, SEWER & UTILITY EASEMENT
- PRIVATE DRAINAGE & UTILITY EASEMENT
- PUBLIC DRAINAGE & UTILITY EASEMENT
- PRIVATE NOISE MITIGATION EASEMENT
- SHA DEDICATION
- USE IN COMMON DRIVEWAY EASEMENT
- PROPERTY CORNER FOUND
- PROPERTY CORNER TO BE SET

AREA TO BE CONVEYED TO THE MARYLAND STATE HIGHWAY ADMINISTRATION

1	N29°05'05"E	59.63'
2	S76°48'05"E	260.66'
3	S74°58'21"E	11.13'
4	S26°27'40"W	57.49'
5	N77°01'07"W	274.92'

FEE SIMPLE AREA TO BE DEDICATED TO SHA
15,529 SQ. FT. OR 0.356 ACRES ±
SHOWN THUS: [Hatched Pattern]



AREA TABULATION CHART

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	18
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5
TOTAL NUMBER OF LOTS TO BE RECORDED	23
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.991 AC.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.464 AC.±
TOTAL AREA OF LOTS TO BE RECORDED	4.455 AC.±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.154 AC.±
TOTAL AREA TO BE RECORDED	5.609 AC.±

BENCHMARK

GEODETIC SURVEY CONTROL - 300B
ELEV. 526.108'
N 566,897.964
E 1,366,270.807

GEODETIC SURVEY CONTROL - 301F
ELEV. 473.359'
N 568,033.070
E 1,363,934.332

OWNER'S CERTIFICATE

WE, ARNOLD'S CORNER, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
- (5) THE REQUIREMENTS 9-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS 15 DAY OF March 2020

ARNOLD'S CORNER, LLC

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LANG, MILLER & ASSOCIATES, INC., TO ARNOLD'S CORNER, LLC BY DEED DATED JANUARY 4TH, 2019 AND RECORDED IN LIBER 18527 FOLIO 263; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

ROBERT C. HARR, JR.
MARYLAND PROFESSIONAL SURVEYOR NO. 21587
EXPIRATION DATE: JANUARY 16, 2021

1-21-2020
DATE

PLAT

BOHLER ENGINEERING

12825 WORLDGATE DRIVE, SUITE 700
HERNDON, VIRGINIA 20170
703.709.9500
www.bohlerengineering.com

RECORDED AS PLAT 26451 ON 1/23/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ARNOLD'S CORNER

LOTS 1 - 18
OPEN SPACE LOTS 19 - 23
RESUBDIVISION OF PARCELS N & O OF
THE VILLAGE OF LONG REACH
SECTION 1, AREA 1
ZONING: NT-SFMD
TAX MAP 30, GRID 24, PARCEL 289
6th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SHEET: 2 OF 3 SCALE: 1" = 50'

DATE: JANUARY 17, 2020
DPZ FILE #S: S-18-006, ECP-16-052, ZB1112, P-19-001, WP-19-083, FDP-77-A-IV, WP-19-101

APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS

Mitchell Fori
HOWARD COUNTY HEALTH OFFICER u.o. DATE 6/2/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE 7/2/20

DIRECTOR DATE 7/12/20

Point Table			Point Table		
Point #	Northing	Easting	Point #	Northing	Easting
1	567191.5838	1363773.7817	35	567568.3714	1363830.5034
2	567239.3012	1363697.3520	36	567603.7933	1363849.0854
3	567277.7877	1363635.7074	37	567672.8659	1363885.3203
4	567316.2614	1363574.0834	38	567743.0455	1363922.1359
5	567353.8625	1363513.8571	39	567767.5309	1363934.9807
6	567390.9427	1363454.4651	40	567831.3407	1363968.4549
7	567497.1360	1363516.5194	41	567825.3015	1363979.9670
8	567600.5838	1363576.9694	42	567834.1570	1363984.6125
9	567572.0563	1363641.7349	43	567860.7234	1363998.5490
10	567639.0866	1363679.0201	44	567878.3763	1363964.8982
11	567666.8148	1363694.4436	45	567896.0292	1363931.2474
12	567735.1788	1363732.4707	46	567860.6074	1363912.6654
13	567804.6749	1363771.1274	47	567854.5682	1363924.1775
14	567875.3909	1363810.4627	48	567824.1171	1363908.2031
15	567961.5422	1363858.3838	49	567752.4803	1363870.6230
16	568013.6565	1363887.3720	50	567682.0793	1363833.6913
17	567954.1411	1364141.1466	51	567612.8251	1363797.3811
18	567951.2552	1364151.8960	52	567584.7380	1363782.6258
19	567899.7858	1364126.2779	53	567516.9607	1363747.0714
20	567788.8156	1364071.0443	54	567422.2404	1363715.8474
21	567715.3385	1364034.4722	59	567398.3337	1363718.9904
22	567690.5795	1364022.1489	60	567334.7856	1363755.8475
23	567619.6159	1363986.8278	61	567484.5734	1363730.0813
24	567549.7716	1363952.0639	62	567314.5998	1363785.0763
25	567513.9540	1363934.2363	63	567305.8202	1363802.7155
26	567445.5423	1363900.1855	64	567421.2854	1363687.8679
27	567376.5934	1363865.8673	65	567436.2331	1363658.2946
28	567361.8233	1363858.5157	66	567536.4429	1363709.8237
29	567272.2996	1363813.9567	68	567466.3170	1363588.1341
30	567350.5821	1363824.9950	70	567397.9539	1363707.8634
31	567359.3617	1363807.3556	71	567423.8003	1363640.7591
32	567429.0781	1363765.8188	72	567401.9286	1363683.6016
33	567461.3459	1363774.3587	73	567459.8809	1363579.5863
34	567500.7157	1363795.0117	75	567930.6646	1363992.3282

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	125.00'	199.01'	N17°55'44"W	178.65'	091°13'13"	127.69'
C2	75.00'	119.41'	S17°55'44"E	107.19'	091°13'13"	76.61'
C3	125.00'	35.64'	S55°22'14"E	35.52'	016°20'14"	17.94'
C4	125.00'	74.56'	S30°08'47"E	73.46'	034°10'39"	38.43'
C5	125.00'	4.87'	S11°54'27"E	4.87'	002°14'02"	2.44'
C6	125.00'	4.84'	S09°40'49"E	4.84'	002°13'14"	2.42'
C7	125.00'	4.82'	S07°27'53"E	4.82'	002°12'38"	2.41'
C8	125.00'	4.81'	S05°15'27"E	4.81'	002°12'14"	2.40'
C9	125.00'	4.80'	S03°03'19"E	4.80'	002°12'03"	2.40'
C10	125.00'	64.66'	S12°51'47"W	63.94'	029°38'10"	33.07'
C11	75.00'	33.66'	S14°49'25"W	33.38'	025°42'53"	17.12'
C12	75.00'	85.75'	S30°47'11"E	81.15'	065°30'20"	48.25'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N18° 32' 20"W	35.36'
L2	N63° 32' 21"W	19.70'
L3	N62° 19' 08"W	13.00'
L4	N27° 40' 52"E	40.00'
L5	S27° 40' 52"W	40.00'
L6	N62° 19' 08"W	13.00'
L7	S63° 32' 21"E	19.70'
L8	N71° 27' 40"E	35.36'
L9	N88° 02' 42"E	11.13'
L10	S62° 57' 18"E	48.10'
L11	N88° 02' 42"E	34.40'
L12	S63° 11' 09"E	117.74'
L13	N88° 02' 42"E	32.52'
L14	S63° 11' 09"E	189.60'
L15	N88° 02' 42"E	30.83'
L16	S88° 02' 42"W	29.32'
L17	N63° 11' 09"W	110.55'
L18	N68° 02' 42"E	28.00'
L19	S63° 11' 09"E	33.14'

STORMDRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SD20	N58° 01' 20"W	17.67'
SD22	N27° 37' 54"E	103.95'
SD23	S18° 32' 20"E	21.88'
SD24	N62° 19' 08"W	21.11'
SD25	N46° 20' 30"E	19.23'
SD26	S43° 39' 30"E	20.00'
SD27	S46° 20' 30"W	12.47'
SD28	N62° 19' 08"W	21.30'
SD29	N47° 46' 14"E	11.65'
SD30	N27° 13' 42"E	146.31'
SD31	S62° 19' 08"E	20.00'
SD32	S27° 13' 42"W	149.78'
SD33	S47° 46' 14"W	7.96'
SD34	N62° 19' 08"W	20.02'

STORMDRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SD35	N25° 27' 17"E	21.68'
SD36	S64° 32' 43"E	20.00'
SD37	S25° 27' 17"W	22.46'
SD38	S62° 19' 08"E	17.45'
SD39	S13° 30' 37"E	21.53'
SD40	S76° 29' 23"W	20.00'
SD41	N13° 30' 37"W	25.55'
SD42	N29° 05' 05"E	10.15'
SD43	N25° 52' 37"E	25.39'
SD44	S64° 07' 23"E	20.00'
SD45	S25° 52' 37"W	26.02'
SD46	N62° 19' 08"W	20.01'
SD62	N63° 32' 21"W	1.92'
SD63	N02° 30' 57"E	19.03'

STORMDRAIN EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SD64	S87° 29' 03"E	20.00'
SD65	S02° 30' 57"W	12.79'
SD66	S71° 27' 40"W	19.55'
SD67	S62° 19' 08"E	19.79'
SD68	S27° 30' 59"W	20.00'
SD69	N62° 19' 08"W	5.79'
SD70	S62° 19' 08"E	45.73'
SD71	N71° 31' 33"W	46.33'
SD72	N58° 04' 16"W	81.70'
SD73	S62° 19' 08"E	81.48'

STORM DRAIN EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
SDC17	75.00'	24.55'	S07°24'44"E	24.44'	018°45'25"	12.39'

SANITARY SEWER EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
SS47	N88° 02' 42"E	32.88'
SS48	S63° 10' 36"E	176.20'
SS49	S26° 49' 24"W	30.00'
SS50	N63° 10' 35"W	168.50'
SS51	S88° 02' 42"W	22.28'

DRIVEWAY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
DW52	N88° 02' 42"E	22.10'
DW53	S63° 10' 34"E	158.25'
DW54	S26° 48' 51"W	24.00'
DW55	N63° 09' 35"W	158.38'
DW56	S88° 02' 42"W	19.77'

PRIVATE NOISE EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
PN57	N62° 19' 08"W	9.00'
PN58	N26° 28' 20"E	90.76'
PN59	N77° 01' 22"W	257.70'
PN60	S29° 09' 07"W	69.74'
PN61	N62° 19' 08"W	9.00'

SANITARY SEWER EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
SSC13	125.00'	30.21'	S07°30'16"E	30.14'	013°50'58"	15.18'

DRIVEWAY EASEMENT CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
DWC14	36.31'	18.77'	S77°16'52"E	18.57'	029°37'31"	9.60'
DWC15	13.00'	6.60'	N77°24'56"W	6.53'	029°04'43"	3.37'
DWC16	125.00'	24.15'	S07°29'23"E	24.11'	011°04'10"	12.11'

AREA TABULATION CHART	
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	18
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	5
TOTAL NUMBER OF LOTS TO BE RECORDED	23
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	3.991 AC±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.464 AC±
TOTAL AREA OF LOTS TO BE RECORDED	4.455 AC±
TOTAL AREA OF ROADWAY TO BE RECORDED	1.154 AC±
TOTAL AREA TO BE RECORDED	5.609 AC±

OWNER DEVELOPER
 ARNOLD'S CORNER, LLC
 308 MAGOTHY ROAD
 SEVERNA PARK, MD 21146
 CONTACT: DAVID WOESSNER
 PHONE: (240) 319-1735

BENCHMARK
 GEODETIC SURVEY CONTROL - 301B
 ELEV. 526.108'
 N 586,937.884
 E 1,366,270.807
 GEODETIC SURVEY CONTROL - 301F
 ELEV. 473.359'
 N 588,033.070
 E 1,363,934.332

OWNER'S CERTIFICATE

WE, ARNOLD'S CORNER, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON.
- (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE.
- (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.
- (5) THE REQUIREMENTS 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

WITNESS MY HAND THIS 15 DAY OF MARCH 2020

David Woessner
 ARNOLD'S CORNER, LLC

Greg W. Wilson
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY LANG, MILLER & ASSOCIATES, INC., TO ARNOLD'S CORNER, LLC BY DEED DATED JANUARY 4TH, 2019 AND RECORDED IN LIBER 18527 FOLIO 263; ALL RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, AND THAT ALL THE MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.



ROBERT C. HARR, JR.
 MARYLAND PROFESSIONAL LAND SURVEYOR NO. 21587
 EXPIRATION DATE: JANUARY 16, 2021

1-21-2020
 DATE

APPROVED FOR PUBLIC WATER AND SEWERAGE SYSTEMS

Mikaela...
 HOWARD COUNTY HEALTH OFFICER
 DATE: 7/2/20

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature]
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 DATE: 7/2/20
[Signature]
 DIRECTOR
 DATE: 7/2/20

COORDINATES AND LINE / CURVE TABLES

BOHLER ENGINEERING
 12825 WORLDGATE DRIVE, SUITE 700
 HERNDON, VIRGINIA 20170
 703.709.9500
 www.bohlerengineering.com

RECORDED AS PLAT 25452 ON 7/28/20 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ARNOLD'S CORNER
 LOTS 1 - 18
 OPEN SPACE LOTS 19 - 23
 RESUBDIVISION OF PARCELS N & O OF
 THE VILLAGE OF LONG REACH
 SECTION 1, AREA 1
 ZONING: NT-SFMD
 TAX MAP 30, GRID 24, PARCEL 289
 6th ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SHEET: 3 OF 3
 SCALE: 1" = 50'

DATE: JANUARY 17, 2020
 DPZ FILE #'S: S-18-006, ECP-16-052, ZB1112, P-19-001, WP-19-083, FDP-77-A-IV, WP-19-101