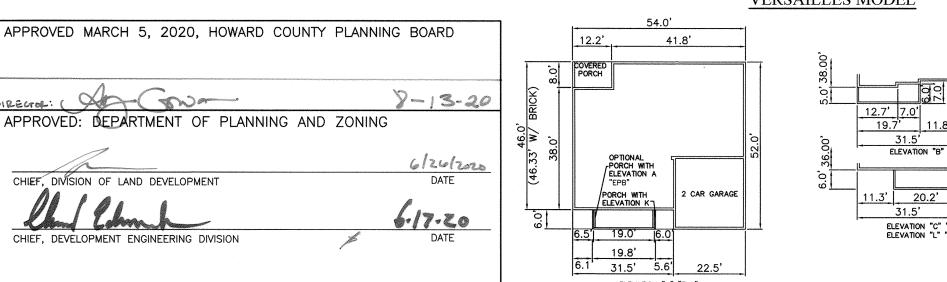
## GENERAL NOTES 1. SUBJECT PROPERTY ZONED NT PER THE 10-6-13 COMPREHENSIVE ZONING PLAN 3. BOUNDARY SHOWN HEREON IS BASED ON A PLAN PREPARED BY BOHLER ENGINEERING ENGINEERING DATED 8/23/19.

### 2. THIS PROJECT IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS

- 4. THE EXISTING TOPOGRAPHY IS TAKEN FROM FINAL PLAN F-19-088 WITH 2 FOOT CONTOUR INTERVALS PREPARED BY BOHLER
- 5. 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. 30IF AND 30IB 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%.
- 8. PER F-19-088 THERE IS NO FLOODPLAIN, STREAMS, WETLANDS OR THEIR BUFFERS LOCATED ONSITE LOCATED IN THE LIMIT OF DISTURBANCE.
- 9. PER F-19-088 THERE ARE NO CEMETERIES LOCATED ON THIS SITE.
- 10. THIS SITE IS LOCATED WITHIN THE METROPOLITAN DISTRICT.
- 11. ALL LOTS WILL BE ENCUMBERED BY COLUMBIA ASSOCIATION COVENANTS
- 12. 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.
- 13. 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
- 14. WATER WILL BE FROM PUBLIC WATER MAIN CONTRACT NUMBERS: 343 W & S, 424-D-W&S.
- 15. SEWER WILL BE FROM PUBLIC SEWER MAIN CONTRACT NUMBERS: 343 W & S, 424-D-W&S
- 16. DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- a) WIDTH 12' (16' SERVING MORE THAN ONE RESIDENCE).
- b) SURFACE 6" OF COMPACT CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MIN.)
- c) GEOMETRY MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS. d) STRUCTURES (CULVERTS/BRIDGES) — CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
- e) DRAINAGE ELEMENTS CAPABLE OF SAFELY PASSING 100 YEAR FLOODPLAIN WITH NO MORE THAN 1 FOOT DEPTH OVFR DRIVEWAY
- f) STRUCTURE CLEARANCES MINIMUM 12 FEET g) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- 17. 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 \$28,250.00 HAS BEEN POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT UNDER F-19-088. THERE IS NOT PROPOSED LANDSCAPING SHOWN UNDER THIS SDP. EVERYTHING IS PROVIDED UNDER F-19-088.
- 18. A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD ON JUNE 9, 2019.
- 19. 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.
- 20. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK BEING DONE.
- 21. EXISTING UTILITIES SHOWN ARE BASED ON A FIELD SURVEY AND HOWARD COUNTY GIS.
- 22. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 23. 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.
- 24. MODERATE INCOME HOUSING UNITS (MIHU) ARE NOT APPLICABLE TO NT ZONED DEVELOPMENTS.
- 25. 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.
- 26. DRIVEWAY APRON FOR LOTS 1, 2 AND 8-13 ARE TO BE PER STANDARD DETAIL R-6.05, LOTS 14-18 ARE TO BE PER STANDARD DETAIL R-6.03 AND LOTS 3-7 WILL UTILIZE STANDARD DETAIL R-6.06.
- 27. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-2430 FOR DETAILS AND COST ESTIMATES.
- 28. 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 DEVELOPERS AGREEMENT ARE RECORDED UNDER F-19-088.
- 29. A NOISE STUDY WAS APPROVED FOR THIS DEVELOPMENT UNDER P-19-001. MITIGATION IS ACHIEVED VIA A COMBINATION OF A PROPOSED EARTH BERM AND A STANDING NOISE WALL STRUCTURE (R-9.05) APPROXIMATELY 6FT IN HEIGHT. NOISE MITIGATION TO BE BUILT UNDER
- 30. 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. (3.) PROVIDE THAT NO IMPROVEMENTS TO PARCELS 'N' AND 'O' MAY BE MADE EXCEPT IN ACCORDANCE WITH A SITE DEVELOPMENT PLAN ÀPÉROVED BY THE HOWARD COUNTY PLANING BOARD: AND (4.) 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 1/12/18 AS PLAT
- 31. 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 (1.) 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 THE FEE-IN-LIEU.
- (2.) COORDINATE WITH SHA AND THE COUNTY REGARDING MAKING ANY IMPROVEMENTS, IF NECESSARY, TO THE RAMPS, SIGNALS OR CROSSWALKS OR ACCESS ROUTE 108 TO ENSURE THAT PEDESTRIANS CAN SAFELY ACCESS THE SIDEWALK ON THE NORTH SIDE OF

32. "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
- 33. 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
- 34. A PLANING BOARD MEETING IS REQUIRED FOR THIS SITE DEVELOPMENT PLAN.
- 35. 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
- 36. 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 UPKEEP.
- 37. THERE IS A HISTORIC HOUSE ON-SITE THAT DATES BACK TO APPROXIMATELY 1890-1910. THIS HOUSE HAS BEEN HEAVILY ALTERED AND WILL BE REMOVED UNDER F-19-008. 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).
- 38. MINIMUM BUILDING SETBACK RESTRICTIONS FROM PROPERTY LINES AND THE PUBLIC RIGHT-OF-WAY LINES TO BE IN ACCORDANCE WITH
- 39. 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.
- 40. SITE IS UNDERGOING THE MDE VOLUNTARY REMEDIATION PROGRAM. HEALTH DEPARTMENT WILL NEE 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.
- 41. THE SHC ELEVATIONS SHOWN ARE LOCATED AT THE PROPERTY LINE. SEE SHEET 3.
- 42. STORMWATER MANAGEMENT BORINGS PROVIDED BY BOHLER ENGINEERING, REFERENCE F-19-088. SEE SHEET 6.



# RESIDENTIAL SITE DEVELOPMENT PLAN ARNOLDS CORNER

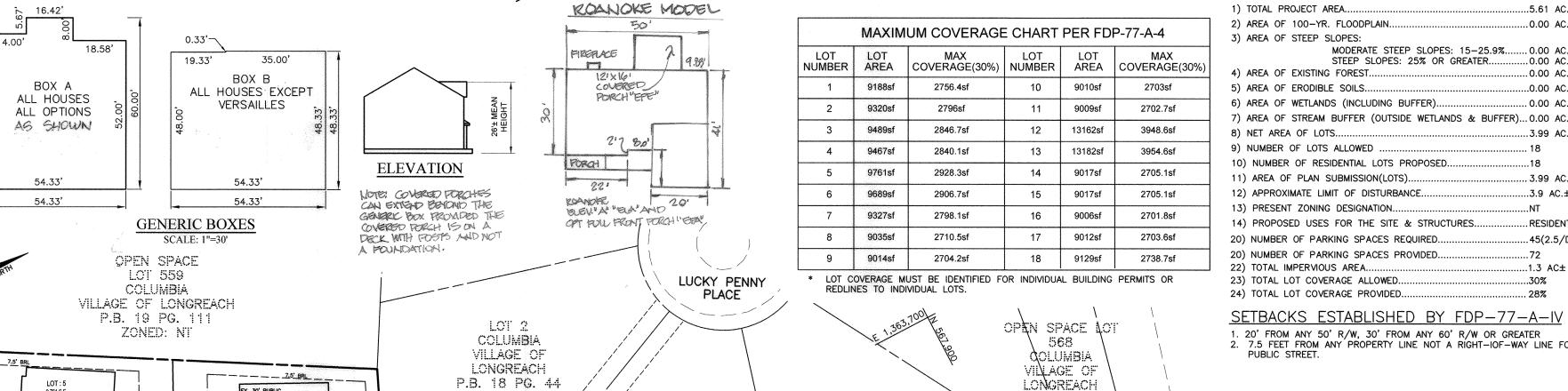
## LOTS 1 THRU 18 6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND

BOX A

CORSICA MODĖI

ELEVATION "A" "ELA"

ELEVATION "K" "ELK"



ZONED: NI P.B. 18 PG. 44 ZONĖD: NT COLUMBIA COLUMBIA VILLAGE OF VILLAGE OF LONGREACH LONGREACH EXISTING CONTOURS P.B. 18 PG. 44 P.B. 18 PG. 44 ZONED: NE ZONED: NT 368 PROPOSED CONTOURS \_\_\_\_\_<u>7.5'\_BRL\_\_\_</u> 7.5' BRL EXISTING TREELINE  $\sim\sim\sim\sim$ **EXISTING STRUCTURE** BOX A L\_\_\_\_ GENERIC BOX W/O LOT:9 BOX B SOILS DELINEATION SOILS BOUNDARY EX. PRIVATE DRAINAGE & UTILITY EASEMENT 20' BRL 20' BRL EX. PUBLIC DRAINAGE & UTILITY EASEMENT FX. PUBLIC WATER &

14+00 ₹ ARNOLDS COURT 15+00 16+00 MINIMUM LOT SIZE CHART \_ l BOX B BOX B 30' BRL(FROM R/W) 30' BRL(FROM R/W) 50' BRL(FROM R/W) 30' BRL(FROM R/W) 30' BRL(FROM R/W) 30' BRL(FROM R/W) EX. SIDEWA EX. PUBLIC-OF-WAY LINE

EX. SIDEWALK

**HOUSE MODEL** 

1 inch = 30 ft.

OPEN SPACE LOT 367

COLUMBIA

VILLAGE OF LONGREACH-

PHELPS LUCK DRIVE

9.188 S.F. 9,320 S.F. 9,010 S.F. 9,009 S.F. 9,009 S.F. 13,162 S.F. 13,182 S.F. 13,182 S.F. 9,017 S.F. 9,017 S.F. 9,017 S.F. 0 9,017 S.F 9,006 S.F. 9,006 S.F. 9,012 S.F. 0 9,012 S.F. 9,129 S.F. 0 9,129 S.F.

174,123 S.F. OR 3.997 AC.

DATE

SEWER EASEMENT

EX. PRIVATE NOISE

FX. PRIVATE

EASEMENT

SHEET INDEX GRADING, SEDIMENT & EROSION CONTROL PLAN GRADING, SEDIMENT & EROSION CONTROL NOTES AND DETAILS STORMWATER MANAGEMENT PLAN

NUMBER

STANDARD DISC ON CONC. MONUMENT

STANDARD" DISC ON CONC. MONUMENT

...5.61 AC.±

....0.00 AC.

.. 0.00 AC

...0.00 AC.

.. 0.00 AC.

.3.99 AC.±

.. 3.99 AC.±

...3.9 AC.±

..1.3 AC±

...30%

.RESIDENTIAL-SFD

.45(2.5/DWELLING)

ADC MAP 27 GRID E-7

ADDRESS

5401 ARNOLDS COURT

5405 ARNOLDS COURT

5409 ARNOLDS COURT

5413 ARNOLDS COURT

5417 ARNOLDS COURT

5421 ARNOLDS COURT

5425 ARNOLDS COURT

5433 ARNOLDS COURT

5441 ARNOLDS COURT

5445 ARNOLDS COURT

5449 ARNOLDS COURT

5453 ARNOLDS COURT

5454 ARNOLDS COURT

5450 ARNOLDS COURT

5442 ARNOLDS COURT

5438 ARNOLDS COURT

5430 ARNOLDS COURT

5426 ARNOLDS COURT

**ADDRESS** 

5401 ARNOLDS COUR

5405 ARNOLDS COURT

5409 ARNOLDS COURT

5413 ARNOLDS COURT

5417 ARNOLDS COURT

5421 ARNOLDS COURT

5425 ARNOLDS COURT

5433 ARNOLDS COURT

5441 ARNOLDS COURT

SCALE: 1" = 2000

(NUMBER) RETENTION

(NUMBER)

0

0

0

0

0

0

ADDRESS

5445 ARNOLDS COURT

5449 ARNOLDS COURT

5453 ARNOLDS COURT

5454 ARNOLDS COURT

5450 ARNOLDS COURT

5442 ARNOLDS COURT

5438 ARNOLDS COURT

5430 ARNOLDS COURT

5426 ARNOLDS COURT

(NUMBER

0

0

0

0

0

0

0

0

0

NON-ROOFTOP DRYWELLS MICRO-

ON-LOT STORMWATER

MANAGEMENT PRACTICES

DISCONNECT

(NUMBER)

ADDRESS CHART

N 566937.964 E 1366270.807

PROJECT BACKGROUND INFORMATIO

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)

PROPOSED WATER AND SEWER SYSTEMS: PUBLIC WATER & SEWER

MODERATE STEEP SLOPES: 15-25.9%...... 0.00 AC.

STEEP SLOPES: 25% OR GREATER......

7.5 FEET FROM ANY PROPERTY LINE NOT A RIGHT-IOF-WAY LINE FOR A

LOCATION: TAX MAP 30 - GRID 24 - PARCEL 462

DEED REFERENCES: L. 18527 / F. 0263 PROPOSED USE OF SITE: SINGLE FAMILY DETACHED

SITE DATA TABULATION

PRESENT ZONING: NT

P-19-001, F-19-088

N 568033.070 E 1363934.332

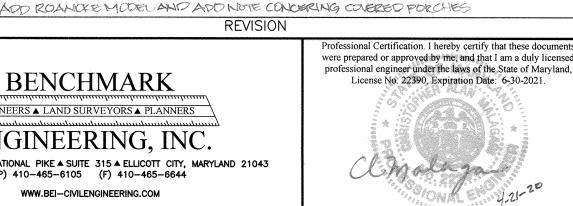
STORMWATER MANAGEMENT BORING LOGS THIS SITE IS NOT SUBJECT TO THE HOWARD COUNTY M.I.H.U. REQUIREMENTS BASED ON THE PROPERTY ZONE OF NT.

TITLE

COVER SHEET

LAYOUT PLAN

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



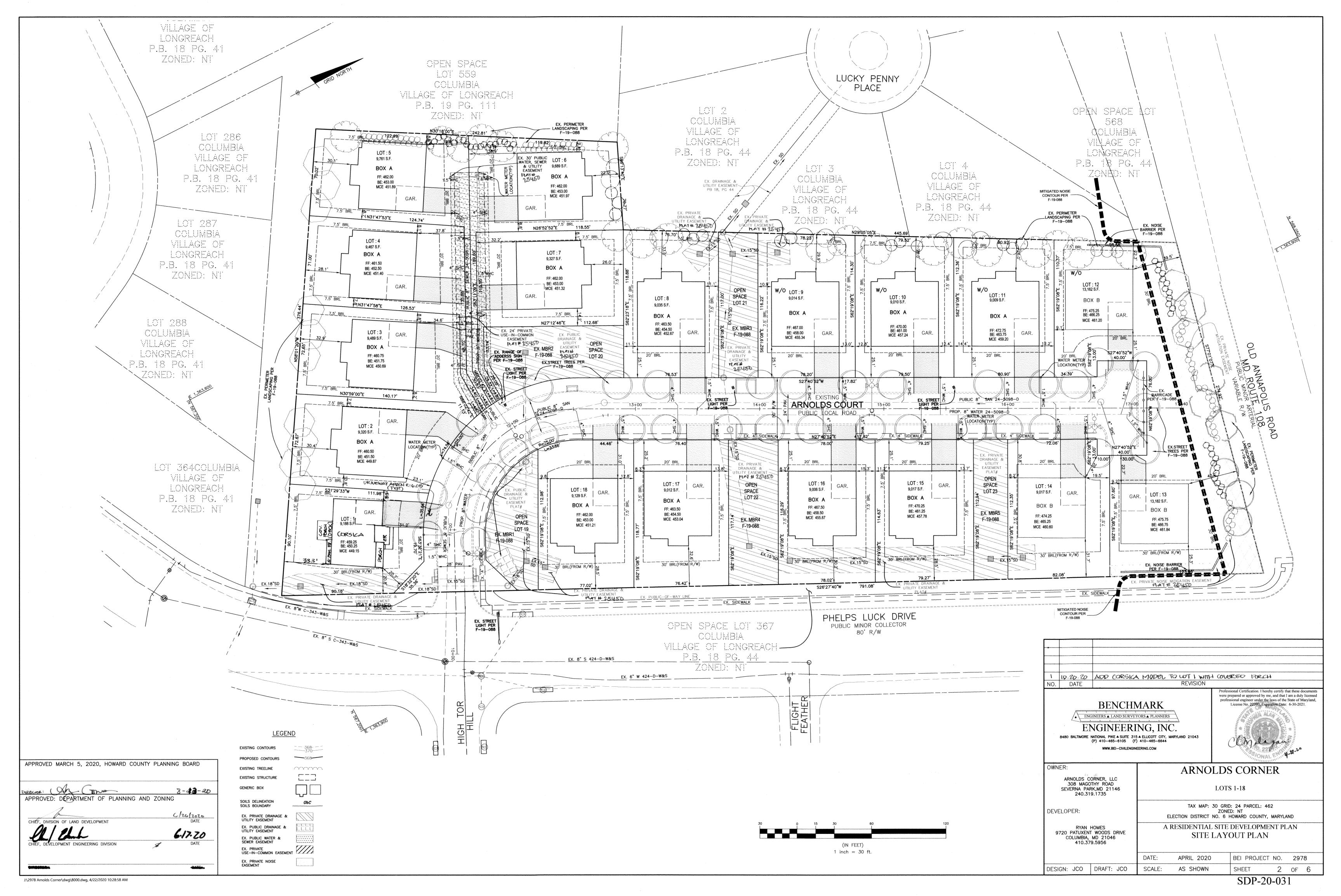
					9 9 4 9 8 8 6 8 8 6 8 8 8 8 8 8 8 8 8 8 8 8 8
OWNER:  ARNOLDS CORNER, LLC 308 MAGOTHY ROAD SEVERNA PARK, MD 21146 240.319.1735		ARNOLDS CORNER			
		LOTS 1-18			
DEVELOPER:		TAX MAP: 30 GRID: 24 PARCEL: 462 ZONED: NT ELECTION DISTRICT NO. 6 HOWARD COUNTY, MARYLAND			
RYAN HOMES 9720 PATUXENT WOODS DRIVE COLUMBIA, MD 21046 410.379.5956		A RESIDENTIAL SITE DEVELOPMENT PLAN COVER SHEET			
		DATE:	APRIL 2020	BEI PROJEC	CT NO. 2978
DESIGN: JCO DI	RAFT: JCO	SCALF:	AS SHOWN	SHFFT	1 OF 6

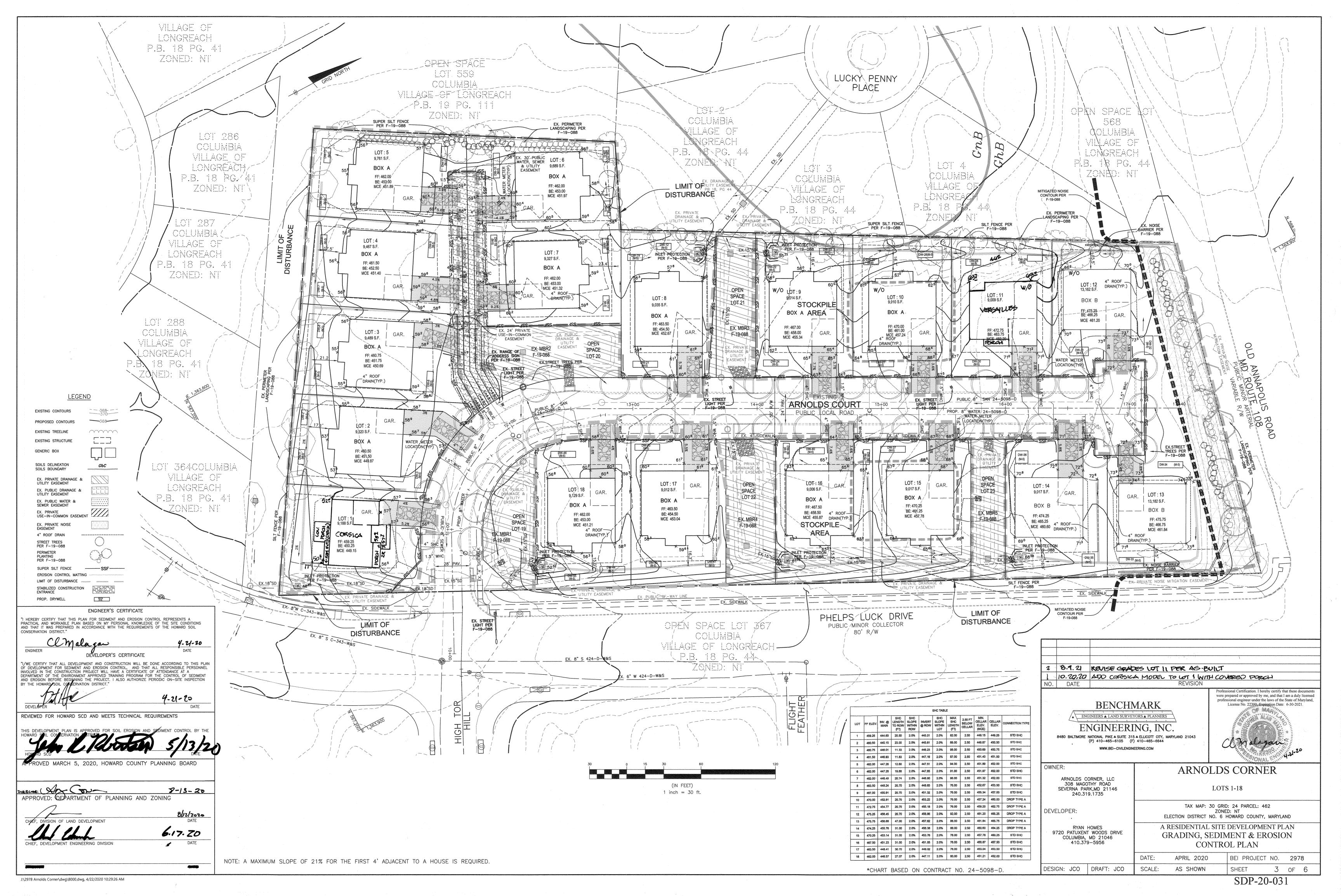
	. I I	I inch = 50 ft.		
	NORMANDY MODEL	SAINT LAWRENCE MODEL 50.0'		
(40.33' W/ BRICK)	54.0'  19.0'  19.0'  19.0'  19.0'  19.0'  19.0'  19.0'  19.0'  19.0'  19.0'  19.0'  19.0'  10	1.0'   16.0'   0PTIONAL COMERCH   33.0'   0PTIONAL FULL   BRICK "EVA"   2 CAR GARAGE   0   0PTIONAL FULL   2 CAR GARAGE   0PTIONAL FULL   2 CAR GARAGE   0PTIONAL FULL   2 CAR GARAGE		

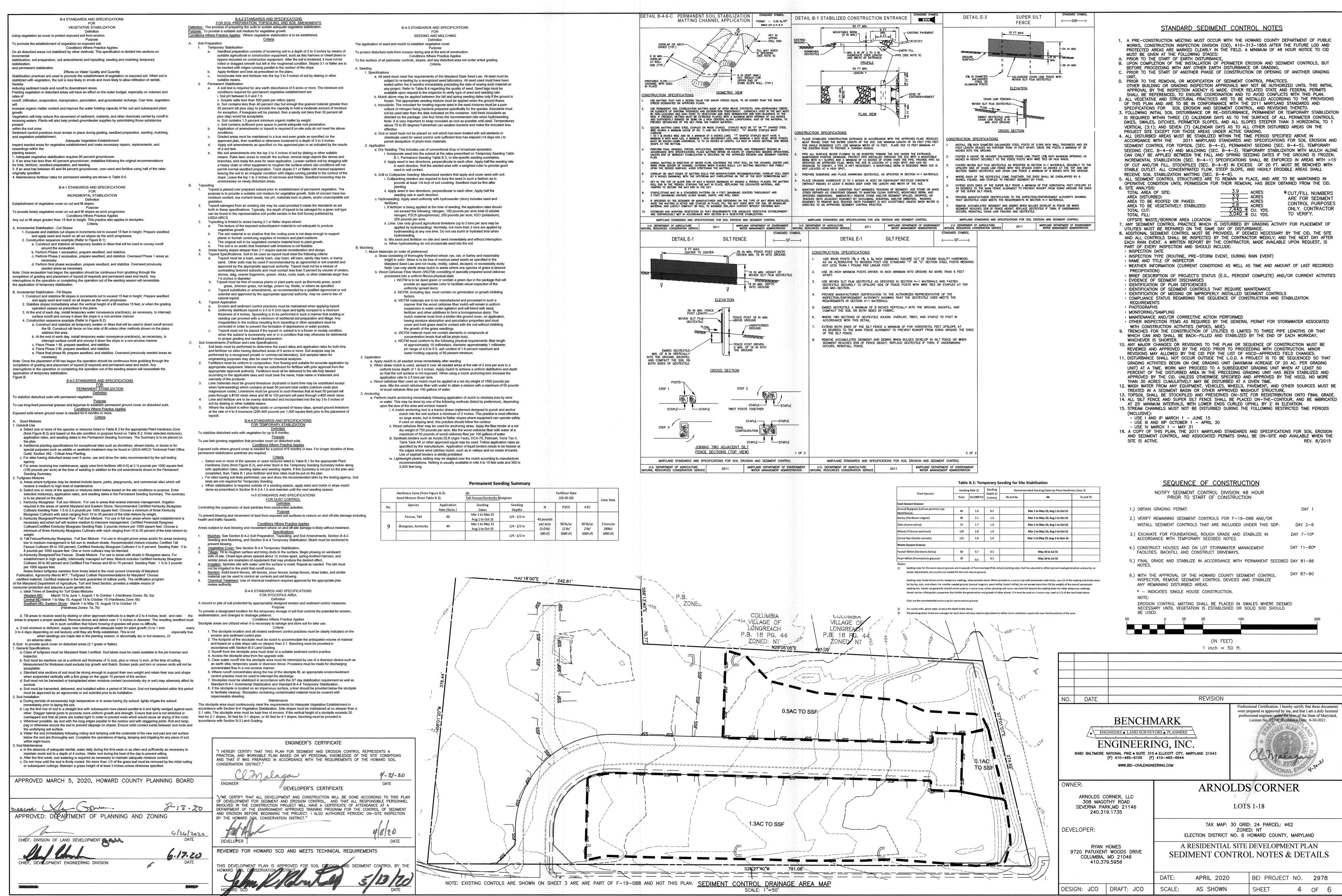
PERMIT INFORMATION CHART SUBDIVISION NAME: SECTION/AREA: LOT/PARCEL# ARNOLDS CORNER LOTS 1-18 GRID No. ZONE TAX MAP DISTRICT

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SDP-20-031







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SDP-20-031

