

Team: Residential

ANNE ARUNDEL COUNTY
PLANNING & ZONING
DEVELOPMENT DIVISION
Annapolis, Maryland

INTERNAL TRACKING	
Submission Date	<u>1-20-17</u>
Access	<input checked="" type="checkbox"/> MST <input checked="" type="checkbox"/>
To CRS	<u>1-20-17</u>
OK to distribute	<input checked="" type="checkbox"/>
To TL	<u>1/20/17</u>
Ret to PEG	
PEG Dist	<u>2-2-17</u>
Change time frame	

Transmitted Date: 2-2-17
MODIFICATION TRANSMITTAL

- TO:
- | | |
|---|---|
| <input checked="" type="checkbox"/> Subdivision Review Planner <i>Tanya</i> | <input checked="" type="checkbox"/> Dept of Natural Resources/Pas HONECZY |
| <input checked="" type="checkbox"/> Engineering Review <i>SEF</i> | <input type="checkbox"/> Dept of Natural Resources/Annap SADZINSKI |
| <input checked="" type="checkbox"/> Traffic Review <i>SEF</i> | <input type="checkbox"/> MD Department of Environment |
| <input checked="" type="checkbox"/> Utilities Review | <input type="checkbox"/> Army Corps of Engineers |
| <input checked="" type="checkbox"/> Environmental Review | <input type="checkbox"/> MD Aviation-Noise Control |
| <input checked="" type="checkbox"/> Soil Conservation District | <input checked="" type="checkbox"/> Forester |
| <input checked="" type="checkbox"/> Health Department | <input checked="" type="checkbox"/> Transportation |
| <input checked="" type="checkbox"/> State Highway Administration | <input checked="" type="checkbox"/> Modification File |
| <input type="checkbox"/> Board of Education | <input type="checkbox"/> PAC-(VIOLATIONS) |
| <input checked="" type="checkbox"/> Fire Prevention Bureau | <input type="checkbox"/> Long Range Planning |
| <input type="checkbox"/> Public Works Eng./Utility (B. Wright) | <input type="checkbox"/> Critical Area Commission |
| <input type="checkbox"/> Recreation & Parks | <input type="checkbox"/> P&Z - Chris Soldano |
| <input checked="" type="checkbox"/> P&Z Mary Wilkinson (w/application) | <input type="checkbox"/> P&Z - _____ |

FROM: Office of Planning and Zoning/Development Division

PROJECT NAME: Fourteen Eighty one (1481)
Baltimore Annapolis Blvd.

Modification Number: 14833A Subdivision #: _____

Permit #: _____ Project #: P _____

SDP #: C 2016-0038-00 PP

Tax Map 39 Block 24 Parcel 293 Violation # _____

MODIFICATION REQUEST(S):

- | | |
|-----------------------------|-----------------------------|
| 1. <u>skip SDP</u> | 4. <u>landscape manual</u> |
| 2. <u>specimen trees</u> | 5. <u>Impact fees</u> |
| 3. <u>road improvements</u> | 6. <u>Drive aisle width</u> |

This Office requests your comments as to the acceptability of the request, whether it should be granted or not, and any conditions that are recommended by your agency.

Please remit your comments to Judy Motta at subcomments@aacounty.org or mail stop MS 6001.

Comments are required by: February 20, 2017



MODIFICATION APPLICATION

Revised 1/19/17

Date: 8/15/16

The Young Women's Christian Association of Annapolis and
Property Owner: Anne Arundel County, Inc.

Consultant: Bay Engineering, Inc.

Address: 1517 Ritchie Highway
Arnold, MD 21012

Address: 2661 Riva Road, Building 800
Annapolis, MD 21401

Phone No. 410-626-7800, Ext. 101 Attn: Molly Knipe, CEO

Phone No. 410-897-9290

Email Address (Req'd) mknipe@ywcaaac.org

Email Address (Req'd) tschuman@bayengineering.com

1. Modification Types: (Indicate the type of modifications requested)

Process: Major Sketch Minor Amended Plat SDP Preliminary Plan Other

Subdivision Standards: Road improvements Water extension Sewer extension Recreation Area
 Street trees Lot size Lot ratio Lot density PUD Setbacks

Design Manual Standards: Cul de sac Right of way width Pavement width Sight Distance
 Road radius Road intersection spacing

Environmental: Steep Slopes Specimen Trees Wetland Impacts Buffers

Flood Plain:

Other:(specify) Site Development Plan process, Frontage Improvements, Landscape Manual, Development Impact Fees, Drive Aisle Widths

2. Development Types: (Check & complete appropriate category for in-process projects. Include a Development Application if no in-process project or permit.)

Subdivision: Name: _____
Subdivision #S _____ Project #P _____

Site Development Plan: Name: 1481 Baltimore Annapolis Boulevard
Site Plan #C 2016-0038-00 PP

Permit #G _____ #B _____

3. Location

Address: 1481 Baltimore Annapolis Boulevard, Arnold, MD 21012

Tax Map 39 Block/Grid 24 Parcel 293 Size of Tract (Acreage) 7.57 ac.

Tax ID (Req'd 12 digit number) 03-000-22477000

Tax Assessment District 3 Councilmanic District 5 # of new units 1 Critical Area Y (N)

4. A DETAILED Letter of Explanation that includes a description of each modification request and a justification is required. List below the Code Sections to which this application applies:

Section Reference Number (e.g., 17-4-202)	Summary of Regulation (e.g., Site Development)
#1. <u>17-4-202</u>	<u>Site Development Plan Process</u>
** #2. <u>17-3-303(b)(5)</u>	<u>Specimen tree removal</u>
** #3. <u>17-2-103</u>	<u>DPW Design Manual - Frontage Improvements</u>
** #4. <u>17-6-201</u>	<u>Landscape Manual</u>
** #5. <u>17-11-203</u>	<u>Development Impact Fees</u>

5. Is this project/permit the subject of a violation? Y N Violation # _____

** #6. 17-6-603 Drive Aisle Widths

SIGNATURE: (OWNER/CONSULTANT) [Signature]

DATE 1/18/17

** #2-6 are revised and/or new modification requests





August 15, 2016
Rev. January 19, 2017

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, Maryland 21401

Attn: Larry R. Tom, Officer

**Re: MODIFICATION JUSTIFICATION REQUEST
1481 BALTIMORE-ANNAPOLIS BOULEVARD
ARNOLD, MD 21012
TM 39, GRID 24, PARCEL 293
TAX ACCT. #03-000-22477000
MODIFICATION #14833A**

Dear Mr. Tom:

On behalf of the applicant, The Young Women's Christian Association of Annapolis and Anne Arundel County, Maryland, Inc., we respectfully submit this request for the following modifications: **(Note the modifications listed below in bold are revised and/or new)**

1. Modification to waive the Site Development Plan process - Article 17 § 4-202
2. **Modification to the Design Manual to revise the requirements for road and frontage improvements – Article 17 § 2-103**
3. **Modification to remove thirteen (13) specimen trees - Article 17 § 3-303(b)(5)**
4. **Modification to the Landscape Manual - Article 17 § 6-201**
5. **Modification to the Development Impact Fees - Article 17 § 11-203**
6. **Modification to Drive Aisle Widths – Article 17-6-603**

Applicant/Developer:

The Young Women's Christian Association of Annapolis and
Anne Arundel County, Maryland, Inc.
1517 Ritchie Highway
Arnold, MD 21012
C/O Molly Knipe (410) 626-7800, Ext. 101

SITE BACKGROUND

The property consists of approximately 7.58 acres, on Anne Arundel County Tax Map 39, Grid 24, Parcel 293 and is located at 1481 Baltimore-Annapolis Boulevard in Arnold, MD at the intersection with Old Frederick Road. The site is zoned R1-Residential and currently contains a two-story single family detached dwelling, two detached outbuildings and areas of mixed-hardwood forest. The owner intends to construct a two-story residential shelter with master planning for future phases. The existing two-story single family detached dwelling is to remain. The proposed use is classified as "non-profit, and charitable organizations with less than 125 onsite parking spaces". The site will be served by public water via a connection to existing utilities in Old Frederick Road. Sewer service will be provided via a private septic system. Stormwater management will be addressed to meet the current regulations for new development utilizing small scale practices. There **will** be no impact to the schools and the site is not located in the Critical Area.

MODIFICATION #1

A modification is requested to Article 17 § 4-202 to waive the Site Development Plan process. The site as described above is currently improved with a two-story single family detached dwelling, two detached outbuildings and areas of forest. The developer is currently going through the Preliminary Plan process for the review and approval of the proposed stormwater management as well as testing for Adequacy of Public Facilities. The site has frontage on Baltimore-Annapolis Boulevard and Old Frederick Road which are both County maintained roadways. Existing public water services are available in Old Frederick to serve the subject property. The proposed shelter building will be served by a private on-site septic system. Note that the design flow for the proposed facility will be less than 5,000 gpd. The proposed development will maintain the existing drainage patterns and will provide environmental site design to the maximum extent practicable to comply with the stormwater management requirements of Anne Arundel County for new development. Based on information received from the owner/operator, we believe the proposed development will generate less than 50 daily vehicle trips per day. A traffic study exemption request letter has been submitted with the preliminary plan and we anticipate the project to pass the test for adequate road facilities without the need for a full traffic study. There will be no impact to schools. The change in use to "non-profit, and charitable organizations with less than 125 onsite parking spaces" requires a variance to allow the existing dwelling to be located within a required 100 setback per Anne Arundel County Code Section 18-10-111(1). A detailed review of the Variance Plan will be provided by the County during the Variance process and there will be a second community meeting as part of this process. Since this development is expected to meet all APF criteria with the Preliminary Plan & Variance Plan approvals, we respectfully request a modification to waive the Site Development Plan process and continue directly to grading permit once the Preliminary Plans and Variance are approved.

MODIFICATION #2 (Revised)

A modification is requested to Article 17-2-103 to the DPW Design Manual to revise the requirements for road and frontage improvements to Old Frederick Road and Baltimore-Annapolis Boulevard.

Old Frederick Road:

Old Frederick Road is a county public road currently classified as a local road, (Standard Paving Detail P/7, Rural Residential, ADT 300-750) with a 50-foot ultimate minimum right-of-way width. The road along the entire frontage of Old Frederick Road has not been fully improved to the required county standard based upon its classification. The existing right-of-way width ranges from 30 feet to 37 feet along the property frontage. Old Frederick Road has an open road section with a paving width of approximately 18 feet. County Standard P/7 requires two 10-foot lanes with 4-foot sod shoulders permitted in the R-1 zone for lots 40,000 square feet and larger with a 150-foot minimum frontage.

Per the attached correspondence from Chris Soldano dated October 26, 2016 based on a meeting with I&P staff and Bill Gibbons of ACDS, the following solution was offered for frontage improvements and right-of-way dedications along B&A Boulevard:

- *The ultimate right-of-way widening would be deeded to the county for Old Frederick Road with the grading / PWA. That right-of-way would be cleared and leveled as a sod shoulder to allow for a more physical room in the corridor for vehicles / buses passing each other in opposite directions and for any possible pedestrians to utilize as a safe haven.*

Frontage improvements and right-of-way dedication for Old Frederick Road are shown on the Public Road Plans. Per the County Standard Paving Detail P/7, a 4-foot sod shoulder is proposed along the Old Frederick Road frontage. Note that the modification request has been revised to address the existing paving width of Old Frederick Road. The modification is to allow the existing 18' paving width in lieu of the County standard 20' width.

Baltimore-Annapolis Boulevard:

Baltimore-Annapolis Boulevard is a county public road currently classified as a collector with a 60-foot ultimate minimum right-of-way width. Urban improvements consistent with Standard Paving Detail P/4 are currently in place along the west side of Baltimore & Annapolis Boulevard. Whereas improvements along the east side of Baltimore-Annapolis Boulevard are residential in nature (Standard Paving Detail P/5). The road along the entire frontage of Baltimore-Annapolis Boulevard has not been fully improved to the required county standard based upon its classification.

Per the attached correspondence from Chris Soldano dated October 26, 2016 based on a meeting with I&P staff and Bill Gibbons of ACDS, the following solution was offered for frontage improvements and right-of-way dedications along B&A Boulevard:

- *A 5' sidewalk would be installed along B&A Boulevard where feasible without the need for additional widening of the pavement. Ultimate right-of-way would be deeded to the county with the grading permit / PWA.*

Frontage improvements and right-of-way dedication for Baltimore-Annapolis Boulevard are shown on the Public Road Plans. A 5' sidewalk is proposed along the entire Baltimore-Annapolis Boulevard frontage. Curb & gutter has been provided for the portion of the roadway north of Specimen Tree #17 to allow the sidewalk to run adjacent to the traffic lane. Per the direction of the County, the sidewalk has been placed over, or at least partially over the existing pavement to minimize grading and tree removal. The proposed improvements maintain the two existing 14' wide lanes, however, the County standard paving width for a closed section Collector roadway is 18' from the centerline to face of curb. Note that the modification request has been revised to address the proposed deviation from the Design Manual requirements for paving widths. This modification is to allow a 14' wide northbound lane in lieu of the county standard 18-foot lane for closed section Collector roadways (Standard Paving Detail P/4).

B&A Boulevard meets or exceeds the minimum half section right-of-way width for the majority of the frontage. A small right-of-way dedication, approximately 302 square feet or 0.01 acres, is proposed at the northeast corner of the property.

MODIFICATION #3 (Revised)

A modification is requested to Article 17-6-303(b)(5) to remove thirteen (13) specimen trees. The current site contains 28 specimen trees. The majority of these trees will remain after development or will be protected within a forest conservation easement. Root pruning and other tree protection measures will be taken to retain fifteen (15) of the existing specimen trees. The proposed development proposes to remove thirteen specimen trees from the site (specimen tree's T-1, 2, 7, 8, 9, 10, 11, 12, 13, 14, 15, 24 & 25). In your review please note the developer has made efforts to conserve existing forested areas and a majority of the existing specimen trees on the site.

MODIFICATION #4 (New)

A modification is requested to Article 17-6-201 to modify the provisions of the Landscape Manual to allow more than 12 contiguous parking spaces without a landscaped island. Plantings are being provided in the interior of the circle in lieu of landscaped islands. The Office of Planning and Zoning has indicated support for this modification request.

MODIFICATION #5 (New)

A modification is requested to Article 17-11-203 to modify the conditions for who shall be exempt from Development Impact Fees. The YWCA is a private nonprofit 501(c)(3) organization and the controlling entity (land owner) for the construction of housing for 32 homeless women and children, who by federal definition are considered to be low income (less than 120% of area wide median income).

Article 17-11-203(c)(1)(v) states that the following shall be exempt from impact fees:

1481 Baltimore-Annapolis Boulevard

Residential dwelling units, provided that the sale or rental of these units is restricted to persons having a household income not exceeding 120 percent of the area median income, adjusted by household size, as defined by the United States Department of Housing and Urban Development, or that the units were constructed under a program that requires the homebuyers to participate in the initial construction or rehabilitation of the units.

As the project is not technically for "the sale or rental of units", we respectfully request a modification to Section 17-11-203. Note that the housing will be for victims of domestic violence at no cost with funding made available through a variety of federal, State and private sources.

MODIFICATION #6 (New)

Article 17-6-603 of the Anne Arundel County Code requires that "two-way drive aisles shall be 24' in width".

The existing driveway off of Baltimore-Annapolis Boulevard currently serves an existing two-story residential dwelling and is approximately 9' wide. The proposed development plans to maintain the existing two-story building and reconfigure the parking area to accommodate five parking spaces. The existing drive aisle will be widened as part of the proposed development to a width of 15 feet, the minimum width allowed for one-way drive aisles per the Anne Arundel County Code. This is a secondary access and additional paving width for two-way access is not warranted.

By decreasing the drive aisle width, the amount of onsite impervious coverage is reduced, thereby lowering the amount of stormwater runoff generated by the development. Also, a reduction in drive aisle width will allow greater preservation of the existing specimen trees by greatly reducing the disturbance within the critical root zones for these trees.

The granting of these modification requests is consistent with the criteria set forth in the Anne Arundel County Code and the granting of this modification will not endanger or present a threat to the public health, safety and welfare and is the minimum relief necessary to relieve the hardship to the applicant.

I trust that this request and the enclosed plan will meet with your approval of our modification requests. If you have any questions, or if you require additional information, please feel free to contact me at 410-897-9290.

Sincerely,
BAY ENGINEERING, INC.



Terry L. Schuman, P.E.

cc: client, file

P:\15-5275 YWCA of Annapolis Safe House Campus\Correspondence\Modifications\Modification Ltr 14833A.doc

Anthony Senneca

From: Chris Soldano
Sent: Wednesday, October 26, 2016 11:18 AM
To: Terry Schuman
Cc: David Braun; Allen, Lori; Larry Tom; Chris Gray; Brian Ulrich; Anthony Senneca; Molly Knipe
Subject: Re: 1481 B&A Blvd / YWCA

No, we discussed options when we met. I'm told it needs to be curb and gutter. May have some flexibility in whether a grass strip is provided between the curb and sidewalk but would depend on how much clearing / grading that saves.

On Wed, Oct 26, 2016 at 11:08 AM, Terry Schuman <tschuman@bayengineering.com> wrote:

For clarification will the county let us put the sidewalk flush with the pavement surface with no barrier (raised curbing) between the sidewalk and traffic lane?

Terry

Terry L. Schuman, P.E.

Please note our new address below*



2661 Riva Road, Building 800

Annapolis, MD 21401

410.897.9290

410.897.9295 fax

www.bayengineering.com

From: Chris Soldano [mailto:pzsold00@aacounty.org]
Sent: Wednesday, October 26, 2016 10:18 AM
To: Molly Knipe

Cc: Schuman, Terry; Allen, Lori; Larry Tom; David Braun; Chris Gray; Brian Ulrich
Subject: Re: 1481 B&A Blvd / YWCA

All

I believe the idea was to explore placing the sidewalk over, or at least partially over the existing pavement to minimize the grading and tree removal. If that can't be done and still meet the paving width standard, we should have further discussions. Please start with a quick red-lined plan and typical section as a pdf and we will go from there.

On Wed, Oct 26, 2016 at 10:09 AM, Molly Knipe <mknipe@ywcaaac.org> wrote:

Thank you Chris.

Terry, what is the feasibility of the 5' sidewalk without widening? I was under the impression that the grading along B&A posed challenges for widening and/or sidewalk. Please advise.

Thank you,

Molly

From: Chris Soldano [mailto:pzsold00@aacounty.org]

Sent: Wednesday, October 26, 2016 10:01 AM

To: Schuman, Terry <tschuman@bayengineering.com>

Cc: Bill Gibbons <BGibbons@acdsinc.org>; Koch, Kathleen <kkoch@acdsinc.org>; Allen, Lori <pzalle00@aacounty.org>; Larry Tom <pztom264@aacounty.org>; David Braun <ipbrau93@aacounty.org>; cgray@ywcaaac.org; Molly Knipe (mknipe@ywcaaac.org) <mknipe@ywcaaac.org>; Brian Ulrich <pzulri44@aacounty.org>

Subject: 1481 B&A Blvd / YWCA

Mr. Schuman,

One of the main review issues for this project is a decision on the need for frontage improvements and right of way dedications for B&A Blvd and Old Frederick Road. Both are county owned and maintained and are not currently meeting minimum standards. Add the fact that this site is in between existing neighborhoods and Arnold Elementary/other neighborhood amenities, and the need for pedestrian connections are an important subject.

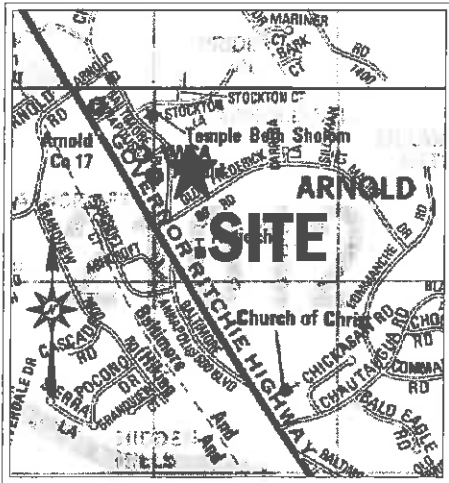
We met internally with Inspections and Permits staff and with Bill Gibbons of ACDS to discuss what reduction in improvements would make sense. Based upon those discussions we offer the following solutions:

1. A 5' sidewalk would be installed along B&A Blvd where feasible without the need for additional widening of the pavement. Ultimate right of way would be deeded to the county with the grading permit / PWA.

2. The ultimate right of way widening would be deeded to the county for Old Frederick Road with the grading permit / PWA. That right of way would be cleared and leveled as a sod shoulder to allow for a more physical room in the corridor for vehicles / buses passing each other in opposite directions and for any possible pedestrians to utilize as a safe haven.

If this approach is acceptable to your client, we will proceed with a decision for the pending Modification. If it isn't, then we will need to set up a meeting in the near future to explore other alternatives.

Thank you.



VICINITY MAP
SCALE: 1"=2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 08301200

GENERAL NOTES

- OWNER/DEVELOPER:
THE YOUNG WOMEN'S CHRISTIAN ASSOCIATION OF ANNAPOLIS AND ANNE ARUNDEL COUNTY, MARYLAND, INC.
1517 RITCHIE HIGHWAY
ARNOLD, MARYLAND 21012
ATTN: MOLLY KNIFE (410) 826-7800 EXT. 101
mknips@ywcaaac.org
- THE PROPERTY IS SHOWN ON TAX MAP 39, GRID 24, PARCEL 293 IN ARNOLD, ANNE ARUNDEL COUNTY, MARYLAND BY DEED 27650 / 70.
- THE EXISTING ZONING OF THE SITE IS R1 - RESIDENTIAL DISTRICT. THE SITE CURRENTLY CONTAINS A TWO-STORY SINGLY FAMILY DETACHED DWELLING AND TWO DETACHED OUTBUILDINGS.
- THE SITE IS LOCATED AT 1481 BALTIMORE-ANNAPOLIS BOULEVARD AT THE INTERSECTION WITH OLD FREDERICK ROAD.
- THE TAX ACCOUNT NO. IS 03-000-22477000.
- THE SITE AREA IS 7.5795 ACRES (6.469 ACRES PER SDAT).
- THE PROPERTY OUTLINES SHOWN HEREON ARE BASED ON A SURVEY PREPARED BY BAY ENGINEERING, INC. IN FEBRUARY, 2016. ALL HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE COORDINATES (NAD 83/2011) DATUM.
- EXISTING TOPOGRAPHY WAS TAKEN FROM A FIELD SURVEY PERFORMED BY BAY ENGINEERING INC. IN FEBRUARY, 2016 AND SUPPLEMENTED WITH ANNE ARUNDEL COUNTY TOPOGRAPHY. ALL VERTICAL DATUM IS REFERENCED TO NAVD 88.
- THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE SITE UTILITIES ARE WATER (PUBLIC), SEPTIC SEWER (PRIVATE), AND STORM DRAIN (PRIVATE SYSTEM DIRECTED TO EXISTING COUNTY AND STATE MAINTAINED PUBLIC STORM DRAINS).
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS DELINEATED ON THE FIRM FLOOD INSURANCE RATE MAPS #24003C0169F & #24003C0188F DATED FEBRUARY 18, 2015 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT FACILITY.
- WATER & SEWER**
WATER SERVICE AREA MAP: W-7 (EXISTING SERVICE AREA), WATER SERVICE AREA: BROADNECK
SEWER SERVICE AREA MAP: S-7 (FUTURE SERVICE AREA), SEWER SERVICE AREA: BROADNECK

SITE LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EXISTING CONTOUR
- EXISTING ZONING BOUNDARY
- EXISTING ZONING DESIGNATION
- EXISTING SOILS BOUNDARY
- EXISTING SOILS DESIGNATION
- EXISTING WATER
- EXISTING SEWER
- EXISTING STORM DRAIN
- PROPOSED CONTOUR
- PROPOSED BUILDING
- PROPOSED CONCRETE

**MOD #1
(TO WAIVE THE SITE
DEVELOPMENT PLAN
PROCESS)**

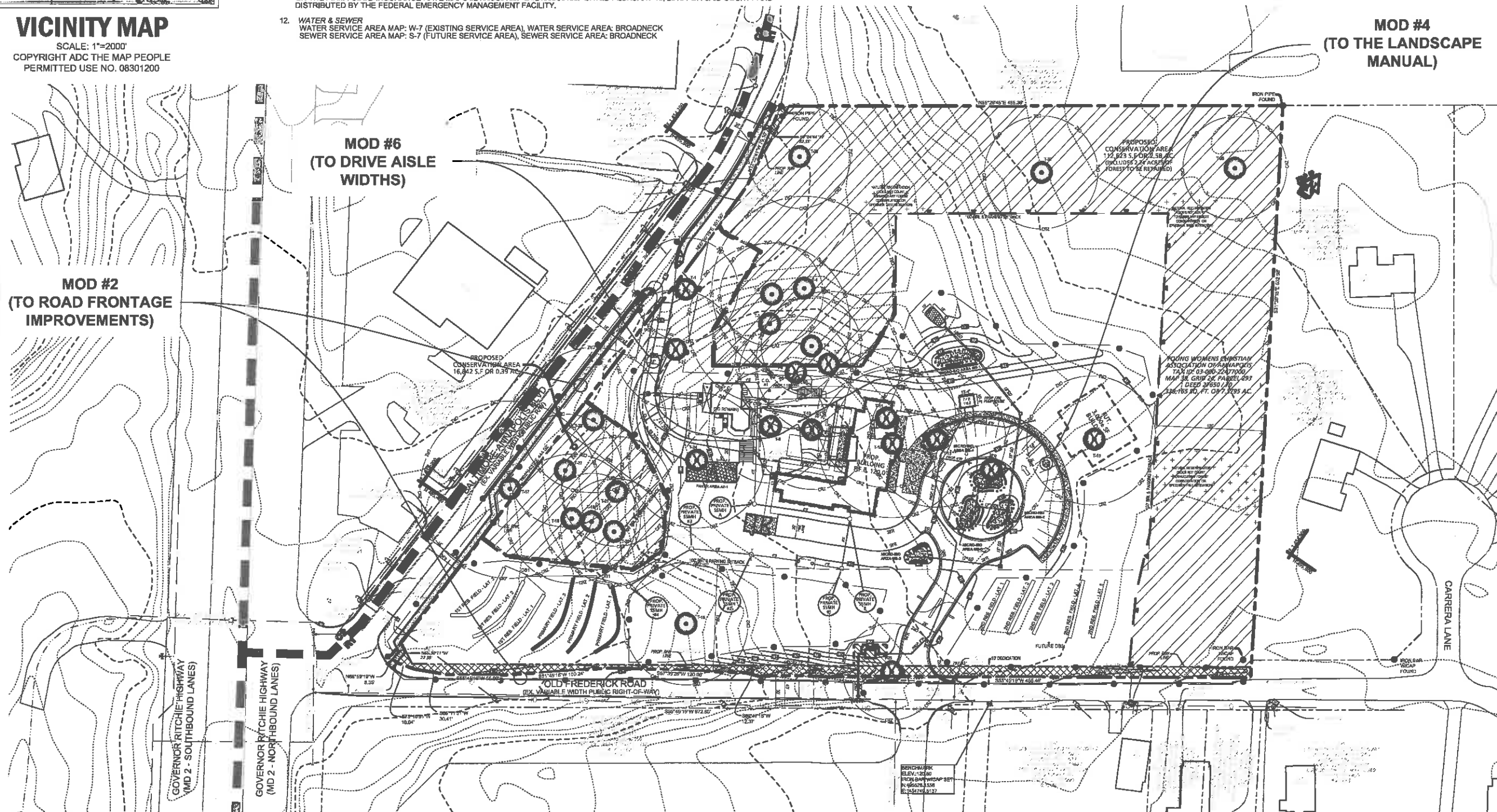
**MOD #3
(TO REMOVE THIRTEEN (13)
SPECIMEN TREES)**

**MOD #5
(TO THE DEVELOPMENT
IMPACT FEES)**

**MOD #4
(TO THE LANDSCAPE
MANUAL)**

**MOD #6
(TO DRIVE AISLE
WIDTHS)**

**MOD #2
(TO ROAD FRONTAGE
IMPROVEMENTS)**



Drawn By: BAY ENGINEERING
Approved By: T. SCHUMAN
Scale: 1"=100'
Date: JANUARY 2017
Job Number: 15-5275
Folder: 1481 BALTIMORE-ANNAPOLIS
Reference: BOULEVARD

Bay Engineering Inc.
Engineers, Planners and Surveyors

2651 Riva Road, Building 800
Annapolis, Maryland 21401
410.897.9290
410.897.9295 fax
email: info@bayengineering.com
www.bayengineering.com

MODIFICATION SITE PLAN
FOR
1481 BALTIMORE-ANNAPOLIS BLVD
TAX MAP 39, GRID 24, PARCEL 293
ARNOLD, MARYLAND 21012
THIRD DISTRICT ANNE ARUNDEL COUNTY ZONED R1