



Karen Llanes <pzllan00@aacounty.org>

Re: Modification #15479A Thirty Five (35) Old Frederick Road DUE DATE 4/5/18

1 message

David Braun <pwbrau78@aacounty.org>

Mon, Apr 2, 2018 at 8:46 AM

To: Karen Llanes <pzllan00@aacounty.org>

Cc: Daniel Anderson <pwande85@aacounty.org>, Claudia O'Keefe <pwokee00@aacounty.org>, "Flores, Nestor" <pwflor11@aacounty.org>, Linda SADOWSKI <pwado60@aacounty.org>, Bruce Wright <pwdrig51@aacounty.org>, Sarah Fowler <ipfowl22@aacounty.org>

Karen:

Below are the comments from DPW on the modification request:

Dan Anderson

1) P/11, the T turnaround, is for 4 lots or less, and is supposed to be temporary; in the minutes the applicant states they have no plans to extend the road; why then are they proposing a T rather than a cul-de-sac ? there aren't supposed to be driveways off of a T per P/11

2) the applicant is apparently trying to over develop the site, which is the reason for the modifications;

3) 17-2-108: TITLE 2. GENERAL PROVISIONS

When modification may be denied. An application for a modification may be denied if requested solely because compliance would add significantly to development costs or if requested solely for the convenience of the developer, such as when the land is not usable because of error or poor assumptions on the part of the developer.

The site can work if less lots; sounds like cost, ie, the applicant want more lots to make more money; the design pre-assumes the modifications will be granted

Claudia O'Keefe

1. The applicant proposes to increase the side slope of the roadside swales from 4:1 to 3:1. Per USDA Soil Survey, the majority of the site has soil type MxB (Mattapex-Butlertown Complex). This soil type is highly erodible. Swales with 1:3 side slopes are likely to fail by eroding inward. Slope failure may compromise the structural integrity of the roadway pavement if the swales are placed immediately adjacent to the road. A maximum side slope of 4:1 should be maintained on all swales. Grass shoulders should be provided between the swales and roadway to protect the pavement from possible undermining.

2. The 40 foot right of width for detail P/8 is a minimum. Wider right of way should be provided if necessary to accommodate pavement, shoulders, swales, and other required roadway elements.

3. The Fire Marshall's Office typically requires 20' clear access with a standard T-turnaround for all roads (public or private) serving 5 or more homes for emergency access.

4. Based on items 1 through 3 (above), I recommend withholding approval of the waiver to minimum P/8 roadway section.

5. No justification is offered for the waiver to road radius. What barrier is there to meeting this requirement?

6. A cul-de-sac should be provided at the end of the road unless it will be extended in future. The length of the private road (and associated pavement) could be significantly reduced if a cul de sac were provided near the front of the property, similar to nearby Carrera Lane (private driveways would access the lots in the rear).

7. Bureau of Highways has no objection to allowing the proposed road to be private, however the County will not accept ownership of the road in future unless it meets minimum DPW Design Manual standards.

Nestor Flores

I do not have additional comments.

David C. Braun, P.E.
 Engineer Administrator
 Department of Public Works
 Anne Arundel County

----- Forwarded message -----

From: **Mary Wilkinson** <pzwilk00@aacounty.org>

Date: Thu, Mar 22, 2018 at 10:38 AM

Subject: Modification #15479A Thirty Five (35) Old Frederick Road DUE DATE 4/5/18

To: Karen Llanes <pzllan00@aacounty.org>, Lori Allen <pzalle00@aacounty.org>, Sarah Fowler <ipfowl22@aacounty.org>, John Igbiovina <ipigbi00@aacounty.org>, Bonnie Griffie <b.griffie@aacounty.org>, Carlos Martinez <hdmart22@aacounty.org>, ZONING COMMENTS <zoning-comments@aacounty.org>, Erich Florence <pzflor22@aacounty.org>, "Schuler, Scott C" <sschuler@aacps.org>, Stephen Stanton <fd001157@aacounty.org>,

5/15/2018

Anne Arundel County Mail - Re: Modification #15479A Thirty Five (35) Old Frederick Road DUE DATE 4/5/18

Bruce Wright <pwwrig51@aacounty.org>, Dawn Thomas <rpthom00@aacounty.org>, Laura Janney <lpjann37@aacounty.org>, Tanya Bishop <trbish47@aacounty.org>, Anastasia Poulos <pzpou44@aacounty.org>

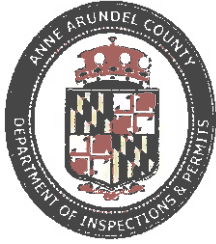
Please find attached the scanned Modification #15479A documents for your review:

Modification #15479A
Thirty Five (35) Old Frederick Road
S2017-029/P2017-0095-00-NF
Tax Map 39 Block 24 Parcel 260, 261, & 265

DUE DATE 4/5/18

Modifications:

1. Skip Sketch
2. Open Space/Rec Area
3. DPW Design Manual
4. Forest Conservation
5. Private Roads



Daniel L. Kane, Director

Memorandum

TO: Karen Llanes, OPZ Development Division

FROM: Sarah E. Fowler, P.E., Engineering Division, Department of Inspections and Permits

SUBJECT: Thirty Five (35) Old Frederick Road
S17-029
P2017-0095-00NF
Modification # 15479A

DATE: April 2, 2018

Traffic Review

The above-referenced modification request(s) has/have been reviewed for Traffic issues and the following comments apply:

- 1. Skip Sketch** – There is no Traffic objection to this request. Adequate Public Facilities is being addressed as noted below:
Adequacy of Public Facilities for Roads has been addressed for this development. Trip generation information was submitted showing that the proposed development will generate fewer than 50 trips per day.
- 2. Open Space/Rec Area** – There is no Traffic objection to this request.
- 3. DPW Design Manual – Paving Detail P-8** – This office does not recommend approval of this request. The applicant's reasoning that the bio-swales cannot fit within the 40' right-of-way does not address why the right-of-way cannot be widened to accommodate them.
- 4. DPW Design Manual – Maximum Degree of Curvature/Road Radius** - There is no Traffic objection to this request.
- 5. DPW Design Manual – Paving Detail P-11** - This office does not recommend approval of this request.
- 6. Forest Conservation** – There is no Traffic objection to this request.
- 7. Private Roads** – There is no Traffic objection to this request.



M A R Y L A N D

Office of Planning and Zoning

Philip R. Hager, Planning and Zoning Officer

Thirty Five (35) Old Frederick Road
Modification #15479A
S17-029, P17-0095 00 NP
Mod. Request on Open Space/Rec Area, DPW Design Manual,
Roads, Forest Con., & to Skip Sketch
Cultural Resources Review
Page 1 of 1

MEMORANDUM

TO: Karen Llanes, Development Division, OPZ, MS 6305
CC: Mary Wilkinson, Development Division, OPZ, MS 6305
FROM: Anastasia Poulos, Cultural Resources Division, OPZ, MS 6401
SUBJECT: **Thirty Five (35) Old Frederick Road
Modification #15479A (S17-029, P17-0095 00 NF)**
DATE: April 5, 2018

The Cultural Resources Division has reviewed the modification request to skip sketch plan phases and modify open space/rec area, private roads, forest conservation, and DPW design manual requirements for 35 Old Frederick Road.

A. Historic Resources: There are no historic resources recorded on the subject property.

B. Archaeological Sites: Site Visit Needed Prior to Plan Approval

This property has moderate archaeological potential for historic resources. A site visit by a County archaeologist will be needed prior to plan approval in order to evaluate any potential archaeological impacts. Please contact the County's Archaeological Sites Planner, Anastasia Poulos, #410-222-7486 or pzpoul44@aacounty.org with any questions.

C. Cemeteries: The project area does not contain any known (reported or documented) cemeteries.

D. Scenic and Historic Roads: This property is not located on a scenic and historic road.

The Cultural Resources Division has **no objection** to this modification request.



M A R Y L A N D

Department of Recreation and Parks

County Executive, Steven R. Schuh
Rick Anthony, Director

MEMORANDUM

TO: Karen Llanes, Planner, Residential Team
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Thirty Five (35) Old Frederick Road
Modification Transmittal
Subdivision No. S17-029
Project No. P17-0095 00NF
Modification No. 15479A

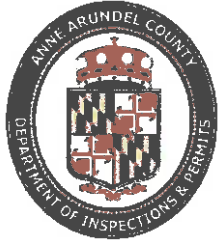
DATE: March 26, 2018

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to Anne Arundel County greenways, parks, and trails. Please note our recommendations according to those findings below. Conformance with the county code, along with applicable guidelines and regulations regarding open space, recreation area, active recreation area, public activity space, residential activity space, and usable area shall be deferred to the Office of Planning and Zoning.

- This site is not contiguous to any park or trail.
- A portion of this subdivision lies within the Arnold Greenway, a proposed preservation area considered in the Anne Arundel County Greenways Master Plan. Proposed forest conservation areas often support the greenway due to location. However, this area of the greenway contained residentially developed land prior to the adoption of the greenway plan.

The Department of Recreation and Parks has no further comments.

cc: SubComments
Dawn Thomas
File



Daniel L. Kane, Director

Memorandum

TO: Karen Lanes, Planner; OPZ Development Division
FROM: John Kagiri, Engineer; Engineering Division, Department of Inspections and Permits
SUBJECT: 35 Old Frederick Road
Project # P 2017-0095-00-NF
Modification #: 15479
DATE: April 6, 2018 (Updated April 24, 2018)

Engineering and Utility Review

The above-referenced modification request(s) has been reviewed for Engineering and Utility issues and the following comments apply:

Development/Property Description

The site consists of approximately 9.45 acres and is zoned R-1.

Based on the information provided, the site proposed subdivision is to subdivide the parcels into five (5) new single family Lots. Currently the site consists of 3 existing homes which will remain.

Adequacy of Public Facilities

A SWAMP analysis of public water and sewer services was performed on 01/02/2018 and the Department of Public Works has indicated that capacity is currently available for 1EDU of water and sewer. Adequacy of facilities for utilities has been adequately addressed for this development. The consultant/developer is being advised that the availability of capacity is not guaranteed until an allocation request has been processed and approved by the Department of Public Works.

Public Utilities

The existing homes are served by an existing 8-inch Public water line along Old Fredrick Road. The subject property proposes 8-inch Public waterman which is proposed to be extended within the proposed private roadway within a Public utility easement.

The site will be served by private well and/or septic systems. Adequacy of facilities for utilities is deferred to the Anne Arundel County Department of Health.

Modification to Skip Sketch Plan

The applicant requested skip sketch plan process and proceed with Final Plan.

Determination

There is no Engineering objection to skip sketch, provided all APF Sketch requirements including checklist, are addressed with modification request to skip sketch.

Modifications to Design Manual Standards

1. **Road Standards-Local Rural Residential Roads P/8:** Private Road with 40' right-of-way and 20' paving with sod shoulders and 3:1 slopes on roadside swales:

Determination:

- i. This office has no engineering objection to this request, on condition all proposed R/W will sufficiently accommodate the necessary road design features/elements, pavement width, shoulders, etc.; and the proposed SWM facility within the private R/W.
- ii. This office has no engineering objection to the 3:1 side slope associated with the bios-wales however, the consultant is required to demonstrate that the design is sufficient to meet the stormwater management requirements.

Recommendation:

1. The applicant is advised to provide a cross-section of the proposed bio-swale on both sides of the road to demonstrate the R/W will be adequate to accommodate the SWM bio-swales.

2. Standard Paving Detail P/11 for T-Turnarounds.

Determination: This office has no engineering objection to approval of this request; however, the applicant is advised to send a request letter to Department of Inspections and Permit, Engineering Division requesting to be allowed to use the proposed T-turn around design, which does not meet county standards. Upon receiving the request, this office will include the response to this request in the modification comment letter.

3. Reduce minimum road radius from 125' to 45' at the beginning of the T-turnaround.

Determination: This office does not recommend approval of this request. No justification is offered to enable this office support the waiver to required road radius.

4. Road Frontage-Private Road.

Determination: This office has no objection to this request, on condition that:

1. Roads less than 28 feet will have no on-street parking.
2. **A NO ON-STREET PARKING** note will be required on the Final subdivision plan and Plat.
3. Any proposed private road must meet the minimum DPW Design Manual Standards.

Recommendations

5. Detailed review of the road design will be performed at the Final plan review.
6. A detailed SWM plan, computations and details must be provided for review with the Final plan submittal of this project. Please submit a Final plan checklist with the Final submittal and insure that all items on the checklist have been adequately addressed on the Final plan.
7. This office will not support the modification request if it affects Public Road Design. At a minimum, the design of the Public Road must meet the minimum requirement in the Design Manual.
8. The site has frontage along **Old Fredrick Road** which is a county public road and is currently classified as a Local Road. The road along the entire frontage of this development has **not** been fully improved to the required county standard based upon its classification, therefore right of way dedication and **frontage improvements are being required.**
9. A separate set of Public Water plans will be required *as per DPW Design Manual, Standards and Specifications General Instructions-Chapter 1 pages 2-4 of 31.*

10. The applicant is advised Public Water Plan must be approved prior to this Final subdivision plan approval. A fully completed water and sewer Checklist must be submitted with Public plans submission.
11. Public Plans cost estimate must be approved by this office with Public Plans approval.
12. Provide a utility easement for the proposed Public waterman. Easement documents will require review and approval by this office. A completed Easement Plat Checklist will be required with Easement documents

Modification to Forest Conservation (fee in Lieu, Conservation on Lots and Size)

This request is deferred to the OPZ planner.

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