

BOYD & DOWGIALLO, P.A.

Engineers, Surveyors & Planners
Maryland Professional Engineering Firm License No. 47570

January 22, 2019

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

Re: Wroxeter Estates
Arnold, MD 21012
Tax Map 39, Block 9, P.51
Tax #3-717-02098600
Sub.#2017-018, Proj.#2017-0066-00-NF

Attn: Mr. Philip R. Hager

Dear Mr. Hager,

We have received the Sketch Plan approval letter dated November 28, 2018 for the above-referenced project, and are providing the following point-by-point response to the conditional approvals for the Sketch Plan, as follows:

I. AGENCY COMMENTS

OPZ/Planning, Environmental & Landscaping, Bill Love (letter dated 10/15/18)

Environmental

1. A table has been provided on sheet 2 of the BMP Plan showing mitigation credits (required and provided) and tree sizes have been denoted in the plant schedule, as requested.
3. Per the C.A.C. letter dated 11/26/18, all previous comments have been addressed.

I&P/Engineering & Utilities, R. Badami (letter dated 11/27/18)

A. STORM DRAINAGE

1. We have contacted the Watershed Protection and Restoration Program regarding the existing stream channel at the intersection of Hillcrest and Wroxeter Drive, and per their email correspondence (attached), are not required to improve the stream channel at this time. However, the developer has indicated that they would work with Public Works to derive access for any future capital project improvements to the stream channel.

I&P/Traffic, Sarah E. Fowler (letter dated 7/26/18)

1. The width of the shared driveway has been increased to 18', as requested. All lot coverage tabulations have been updated accordingly.
2. The location of the driveway for Lot 1, formerly Lot 5, has been shifted to the north to provide a minimum setback of 50' from the B&A Trail crossing, as requested.
3. We are submitting herewith correspondence from Lenhart Traffic Consulting, Inc., indicating that adequate sight-distance exists at the current entrance from Wroxeter Road.

Environmental Health, Carlos Martinez (letter dated 11/8/2018)

We have provided a note on the record plat and the final plan regarding future development of the Bulk Parcel, as requested.

Fire Marshall Office, Lt. Stephen E. Stanton (letter dated 7/24/2018)

We note that an updated fire flow test will be required prior to approval of the Final Plan.

OPZ/Cultural Resources Division, Anastasia Poulos (letter dated 9/28/18)

- A. All notes pertaining to potential cultural resources have been removed from the Final Plans, as requested.
- B. A Phase 1 archeological survey is submitted herewith, as requested.
- C. We note that there is no recorded evidence of cemeteries on-site.
- D. We note that the site is not located along a scenic or historic roadway.

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cc: [align@file](#)

- E. A Phase 1 archeological survey is submitted herewith, as noted above. Further, a MIHP form for donation of any significant archeological resources will be submitted prior to final approval of the subdivision, as requested.

Long Range Planning – Transportation, Jon Mayer (letter dated 8/1/2018)

1. Frontage improvements have been provided along the frontage of the portion of the Bulk Parcel east of the B&A Trail, as requested.

In addition, in accordance with the Final Plan Application and Final Plan Submittal Checklist, we are submitting herewith the following:

1. One (1) copy of the completed FDP Submittal Application.
2. One (1) copy of the Certificate of Transmittal.
3. The required Submittal Review fee of \$480.00 based on 4 lots @ \$120/lot.
4. No modifications are required at this time.

5. Basic Review package – Minimum Requirements

- a. One (1) copy of this Letter of Explanation.
- b. A copy of the Preliminary Plan approval letter.
- c. One (1) copy of the Final Plan Application.
- d. All modifications are noted on the Final Plans and plat.
- e. One (1) copy of the Final Plan.
- f. One (1) copy of the subdivision plat.

6. Public Information Package

- a. One (1) Basic Review Package.

7. Office of Planning & Zoning – Planner/Environmental/Landscape Package

- a. One (1) Basic Review Package.
- b. One (1) copy of the Final Plan checklist.
- c. The community meeting notice for the post-submittal meeting. The minutes will be submitted under separate cover.
- d. One (1) copy of the post community meeting notification affidavit letter.
- e. A “cut & paste” copy of the Final Plat.
- f. A “cut & paste” copy of the Final Plan.
- g. Public Storm Drain Plans were not necessary for this development.
- h. One (1) set of Stormwater Management Plans as part of the SWM/Grading Plan set.
- i. The Environmental Features Plan is part of the SWM/Grading Plans.
- j. One (1) set of the Grading Plans as part of the SWM/Grading Plan set.
- k. The FSD plan was approved with the Sketch Plan.
- l. One (1) copy of the Final Forest Conservation Plan.
- m. One (1) copy of the Final Chesapeake Bay Critical Area Report and habitat assessment.
- n. One (1) copy of a Final Critical Area Plan(s).
- o. One (1) copy of a Chesapeake Bay Critical Area Buffer Establishment Plan.
- p. No reforestation is required with the subdivision at this time.
- q. A FIDS study is not applicable since no clearing is proposed at this time.
- r. The Wetland Report was approved with the Sketch Plan.
- s. The Wetland Delineation Plan was approved with the Sketch Plan.
- t. The site is not located within a bog protection area, buffer or contributing drainage area.
- u. A Landscape Plan is not necessary for this subdivision since it is a residential site fronting a local road.
- v. One copy of the Street Light, Signage, and Street Tree Plan as part of the road plans.

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- w. A written authorization from the owner is not needed since the property is owned by the applicant/developer.
- x. The property history was provided with the Sketch Plan submittal.
- y. A current Certificate of Title will be provided prior to plat approval.
- z. Verification of current year paid taxes will be provided prior to final plat approval.
- aa. There are no covenants, conditions, or restrictions on this property.
- bb. There are no administrative decisions associated with this development.

8. Office of Planning & Zoning – Long Range Planning - Planner Package

- a. One (1) Basic Review Package.

9. Office of Planning & Zoning – Long Range Planning – Water & Sewer Master Plan Package

- a. One (1) Basic Review Package.

10. Office of Planning & Zoning – House Number/Street Name Package

- a. One (1) Basic Review Package.

11. Office of Planning & Zoning – Archaeology & Historical Package

- a. One (1) Basic Review Package.

12. Office Transportation – Transportation Package

- a. One (1) Basic Review Package.
- b. A Traffic Control Plan is submitted herewith as part of the road plans.

13. Department of Inspections & Permits – Engineer/Utility Package

- a. One (1) Basic Review Package.
- b. One copy of the public Road Plans.
- c. Storm Drain Plans are not needed for this development.
- d. One (1) copy of the Stormwater Management Plan checklist.
- e. A Water & Sewer Plan checklist.
- f. One (1) copy of each Stormwater Management device checklist.
- g. One copy of the Road Plans.
- h. Storm Drain Plans or computations are not necessary for this subdivision.
- i. One copy of the public road cost estimates.
- j. One (1) copy of the Stormwater Management Plans as part of the SWM/Grading Plan set.
- k. The Environmental Features Plan is part of the SWM/Grading Plans.
- l. The P.O.I. drainage area map is contained within the SWM/Grading Plans.
- m. One (1) copy of the Stormwater Management Report.
- n. The geotechnical report by GTA was submitted with the Sketch Plan.
- o. The 100-year floodplain limits per FEMA are shown on the plans and noted on the plat.
- p. One (1) copy of a Grading/Sediment Control Plan checklist.
- q. One copy of the public water plans.
- r. One copy of the water cost estimate.
- s. One (1) copy of an EDU analysis worksheet.
- t. One (1) copy of a SWAMP analysis worksheet.
- u. The perc test results for the project are on the Final plan.
- v. A sewer study is not needed for the property.
- w. A pumping station is not needed for this site.
- x. A grinder pump study is not needed for this site.
- y. The Wetland Report was approved with the Sketch Plan.
- z. The Wetland Delineation Plan was approved with the Sketch Plan.

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aa. A Landscape Plan is not required for this development, as noted above.

14. Department of Inspections & Permits – Traffic Package

- a. Two (2) Basic Review Packages.
- b. The Negative Declaration was approved with the Sketch Plan.
- c. A Traffic Impact Study checklist is not necessary for this development.
- d. Two copies of the public road plans.
- e. Traffic Plans are not necessary for this development.
- f. Traffic Control Plans are part of the public road plans.
- g. A Traffic Signal Plan was not necessary for this project.
- h. A Landscaping plan is not required as noted above.
- i. A Street Light, Signage, and Street Tree Plan is part of the public road plans.

15. Department of Public Works – Technical Engineering & Planning Division – Mayo Package

- a. This package is not required since the site is not within the Mayo Sewer Service Area.

16. Department of Public Works – Technical Engineering & Planning Division – Utility Package

- a. This package is not required since no public utilities are proposed.

17. Department of Public Works – Technical Engineering & Planning Division – Utility Package

- a. This package is not necessary since the site will not generate more than five (5) EDU's.

18. Department of Recreation & Parks

- a. One (1) Basic Review Package.
- b. One (1) copy of the Final/SWM/Grading Plans.
- c. The Wetland Report was approved with the Sketch Plan.
- d. The Wetland Delineation Plan was approved with the Sketch Plan.
- e. A Landscaping plan is not required as noted above.

19. Agricultural Review Package

- a. This package is not necessary since the site is not located within a RA zoned area.

20. Board of Education

- a. One (1) Basic Review Package.

21. Health Department

- a. One (1) Basic Review Package.
- b. One (1) copy of the Final SWM/Grading Plan.
- c. One copy of the public water plans.
- d. The perc tests are shown on the Final Plan.

22. Fire Department

- a. One (1) Basic Review Package.
- b. One copy of the public water plans.

23. Library

- a. One (1) Basic Review Package.

24. Soil Conservation District

- a. One (1) Basic Review Package.

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- b. One copy of the Public road plans.
- c. Storm Drain Plans and computations are not required with this subdivision.
- d. One (1) copy of the Final SWM/Grading Plan.
- e. The Environmental Features Plan is part of the Final SWM/Grading Plans.
- f. The stormwater management Drainage Area Maps are shown on the Final Grading/SWM Plans.
- g. One (1) copy of the SWM Report and Computations.
- h. Please see g. above.
- i. The Geotechnical Report by GTA was submitted with the Sketch Plan.
- j. The limits of tidal flooding per FEMA are shown on the Final Plans.
- k. A copy of the Grading & Sediment Control is submitted under item e. above.
- l. The Wetland Report was approved with the Sketch Plan.
- m. The Wetland Delineation Plan was approved with the Sketch Plan.

25. Maryland State Highway Administration

- a. One (1) Basic Review Package.

26. Maryland State Aviation Administration

- a. This package is not required since the site is not within 4 miles of BWI.

27. Baltimore Gas & Electric

- a. One (1) Basic Review Package.

28. Baltimore Gas & Electric-Forestry Review package

- a. One (1) basic review package.
- b. The FSD plan was approved with the Sketch Plan.
- c. One (1) copy of the Final Forest Conservation Plan.
- d. One (1) copy of the Chesapeake Bay Critical Area report.
- e. One (1) copy of the Critical Area Plan.
- f. One (1) copy of a Critical Area Buffer Establishment Plan.
- g. No reforestation is required since with the project at this time.

29. Verizon

- a. One (1) basic review package.

30. Critical Area Commission

- a. One (1) basic review package.
- b. One (1) copy of the updated Chesapeake Bay Critical Area report.
- c. One (1) copy of the Critical Area Plan(s).
- d. One (1) copy of a Critical Area Buffer Establishment Plan.
- e. A reforestation plan is not required due to the lack of any proposed clearing at this time.
- f. A FIDS Report is not required since no clearing is proposed.

31. Department of Natural Resources – Fish & Wildlife Division

- a. One (1) basic review package.
- b. One (1) copy of the Chesapeake Bay Critical Area report.
- c. One (1) copy of the Critical Area Plans.
- d. One (1) copy of a Critical Area Buffer Establishment Plan.
- e. The site is not located within a bog, bog buffer or a bog contributing drainage area.

33. Department of Natural Resources – Heritage Division

- a. One (1) basic review package.
- b. A FIDS report is not required since no clearing is proposed within the Critical Area.

We appreciate your attention in this matter, and if you have any questions or comments regarding this correspondence, please do not hesitate to contact our office.

Very truly yours,
Boyd & Dowgiallo, P.A.

By: _____
Jerry Tolodziecki