

2664 Riva Road, P.O. Box 6675
Annapolis, MD 21401
410-222-7450

Philip R. Hager
Planning and Zoning Officer

July 30, 2019

Michael Prophet
Development Facilitators, Inc.
1127 Benfield Boulevard, Suite K
Millersville, MD 21108

Re: Parker View
Subdivision #17-029; Project #P17-0095-00 NF
Tax Map 39 Block 24 Parcel 260, 261 & 265(Lot 34)

Dear Mr. Prophet:

The Final Plan for the above referenced project has been reviewed by the agencies listed below and copies of their comments are attached.

A. OPZ/Planning, Environmental & Landscape	Approval withheld, July 11, 2019
B. I&P/Engineering & Utilities	Approval withheld, July 24, 2019
C. I&P/Traffic	Approval withheld, June 19, 2019
D. OPZ/House Numbers/ Street Names	Approval, June 12, 2019
E. Soil Conservation District	Approval, June 3, 2019
F. Health Department	Approval withheld, June 13, 2019
G. State Highway Administration	Approval, June 14, 2019
H. Board of Education	Comments, June 4, 2019
I. Fire Marshal Division	Approval, June 5, 2019
J. Recreation and Parks	Approval withheld, June 19, 2019
K. OPZ/Cultural Resources	Approval withheld, June 17, 2019
L. OPZ/Long Range Planning	Comments, June 5, 2019
M. OPZ/Long Range Master S/W Plan	Approval withheld, June 11, 2019
N. Office of Transportation	Approval, June 18, 2019

I. Agency Comments to Be Addressed

The agency comments listed below (copies attached) must be addressed with a resubmittal of the Final Plan:

- | | |
|--|-------------------------|
| A. OPZ/Planning, Environmental & Landscape | Comments, July 11, 2019 |
| B. I&P Engineering & Utilities | Comments, July 24, 2019 |
| C. I&P Traffic | Comments, June 19, 2019 |
| D. Health Department | Comments, June 13, 2019 |
| E. Recreation and Parks | Comments, June 19, 2019 |
| F. OPZ Cultural Resources | Comments, June 17, 2019 |
| G. OPZ/Long Range Master S/W Plan | Comments, June 11, 2019 |

II. Adequacy of Public Facilities

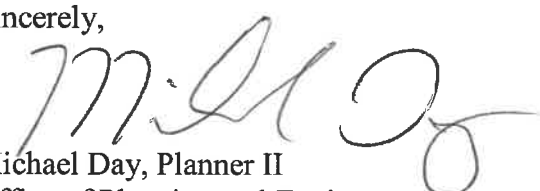
Adequacy of Public Facilities was approved with the Modification 15479AA for this project, as provided in the modification approval letter dated January 22, 2019 and revised March 27, 2019.

III. Decision

- A. This Office must withhold approval of the Final Plan until the issues set forth in Sections I and II, above, have been resolved.
- B. In accordance with Article 17-3-303 the resubmittal must be made within sixty (60) days of the date of this letter and must include separate packages labeled with the name of the required review agency. Each package is to include a point-by-point response letter addressing the items in Sections I and II above, and any other supplemental information necessary for review. Resubmittal in accordance with the attached Resubmittal Cover Sheet must be sent directly to Judy Motta, Permit Center, by September 28, 2019.

If you have any questions regarding this approval, please contact Michael Day by email at pzday666@aacounty.org or call 410-222-7458.

Sincerely,


Michael Day, Planner II
Office of Planning and Zoning

cc: Lori Allen, OPZ Lt. Stephen Stanton, Fire Marshal
 Judy Motta, PC Lt. Donna McGuire, Fire Marshal
 Michael Day, OPZ Carlos Martinez, Health Department
 Mary Wilkinson, OPZ Scott Schuler, AACPS
 Sarah Fowler, I&P Pat Slayton, OPZ
 Brandy McNew, GIS Anastasia Poulos, OPZ
 Gary Armstrong, AASCD Don Zeigler, OPZ
 Erich Florence, SHA Tanya Asman, OOT
 Cindy Carrier, OPZ
 File

ANNE ARUNDEL COUNTY

Annapolis, Maryland

RESUBMITTAL COVER SHEET

TO: Office of Planning and Zoning/Development Division

FROM: _____

RE: Parker View
Subdivision# 2017-029; Project# 2017-0095-00NF

PLEASE FIND ATTACHED RESPONSE LETTER/REVISED PLAN (AND ANY AGENCY-MARKED PRINTS) PACKAGES FOR:

- X OPZ/Planning/Environmental/Landscaping
- X I&P/Engineering & Utilities
- X I&P/Traffic
- X Health Department
- X Recreation and Parks
- X OPZ/Cultural Resources
- X OPZ/Long Range Master S/W Plan

The engineer/developer certify that all of the above-mentioned agencies are being responded to with their own completed package. Each package shall contain the necessary response letter/plans/plats/studies, computations (if applicable) and agency marked-up plans (if provided) addressing all of the items required to be addressed in the prior review comments from each agency. All correspondence, plans, plats, studies, comps, etc. must list the correct Final Plan numbers.

Submit the completed resubmittal package to Judy Motta on the 1st floor of the Permit Center prior to acceptance by OPZ/Development Division.

This marked form highlighting the specific agency must accompany your resubmittal otherwise it can not be accepted by OPZ/Development Division.

Developer/Engineer (SEAL)

Attachments



M A R Y L A N D

Office of Planning and Zoning

Philip R. Hager, Planning and Zoning Officer

MEMORANDUM

DATE: July 11, 2019

TO: Lori Allen, Planning Administrator, Development Division

FROM: Michael Day, Planner, Development Division

SUBJECT: **Parker View**
S17-029; P17-0095-00-NF

A review of the submittal of the above referenced project has generated the following comments:

A. Planning Requirements:

1. As per modification 15479AA conditions, please provide ownership and maintenance information for the private road (Parker View Lane) and maintenance of all private stormwater management facilities.
2. Please include a copy of the HOA agreement. This must address how the road as well as the open space and storm water facilities must be maintained.
3. Please provide calculations based on the total site area as per the modification conditions.
4. Please provide documentation that a post submittal community meeting was held. Provide all required documentation including mailing lists and meeting minutes.
5. Please correct the average square footage lot area within the site tabulations on the Final Development Plan and the plat.
6. All easements must be executed prior to completion of subdivision.
7. Please remove the public service agreement section on the plat.
8. Please include the right of way deed recording reference on the plat.
9. Please remove the *proposed* from the proposed lot lines label in the legend on the plat. Once recorded the lot lines will not be *proposed*.
10. Please adjust the location of the Old Frederick Road label on plat 3 of 5. This label appears to be placed on lot 2 rather than in the right-of-way.
11. All owners must sign the plat.
12. A death certificate or a new deed is required for parcel 260 related to Adam Brown's signature on the plat.
13. Please include evidence that current taxes have been paid prior to completion of subdivision.
14. Please include a recent (within 6 months) certificate of title prior to completion of subdivision. Ensure that all items within the certificate of title are referenced on the plat.

15. Please be aware that when the plat is signed for this project the Planning and Zoning Officer will not be Phil Hager, the signature block on the plat should be changed accordingly.

B. Environmental Requirements:

1. Please provide a Forest Stand Delineation that includes Lot 34R and shows the existing forest conservation easements.
2. As per the approved modification conditions the forest retention area shall meet or exceed the conservation threshold and shall meet or exceed the open space area requirement. Please demonstrate this is being met in the forest conservation calculations. The existing forest conservation easements on Lot 34R count as retained forest.
3. As per modification 15479AA conditions, all area under easement that does not contain forest shall be reforested.
4. Please include a plat note stating that the forest conservation areas are not eligible to be abandoned. This shall also be made clear in the HOA documents.
5. Please adjust the forest conservation calculations on the forest conservation plan and the Final Development Plans and the plat. Lot 34R should be included in the calculations to reflect the existing conservation easements.
6. If it has been demonstrated to the Office of Planning and Zoning that any required reforestation cannot occur onsite or offsite, then a purchase in a mitigation bank shall be made and/or a fee shall be paid to the forest conservation fund in an amount and/or method as determined by the Office of Planning and Zoning. A fee-in-lieu of the required mitigation would only be taken if it can be justified that planting or purchasing in a bank is not possible. It appears there is additional space on lots 6, 4 & 2 that could be added to the proposed easements on site to prevent the need to pay a fee in lieu.
7. As per Article 17-6-303, specimen trees are priority retention areas and shall be preserved. Please remove any impacts to the critical root zone of all specimen trees proposed to be retained. Many of the specimen trees have their critical root zone within the limit of disturbance. Please adjust the LOD or demonstrate how these trees will be protected from development.
8. Please include the forest reporting computations, found on the Forest Conservation Plan checklist, on a chart on the Forest Conservation and Planting plan.
9. Forest conservation easements and agreements shall be executed and recorded prior to completion of subdivision.

C. Landscape Requirements:

1. Please calculate the open space planting requirements consistently. Open space area #1 should be rounded up to 1 planting unit as $1,306/1,500 = 0.87$. Please include 1 additional planting unit for open space #1 on the Landscape Plan.
2. Please correct the typo on the Landscape cost estimate. The *note cites a 7% inspection fee but lists \$7,017.64 which appears to be a miscalculation.

D. Recommendations:

None at this time.

E. Decision:

OPZ/Planning/Environmental/Landscape withholds Final Plan approval with items A1-10, B1-8 and C 1-2, being addressed prior to Final Plan approval.

J:\Shared\subdiv\Michael Day\Parker View\Parker View P2017-0095-00NF, 7-11-19.docx



Greg Africa, Director

Memorandum

TO: Michael day Planner; OPZ Development Division

FROM: John Kagiri, Engineer; Engineering Division, Department of Inspections and Permits

SUBJECT: Parker view (aka 35 Old Fredrick Road)
Project No: 2017-0095-00-NF
Subdivision No: 2017-029
Final Plan Review #1

DATE: July 24, 2019 (update July 26, 2019)

Engineering and Utility Review

The above-referenced project has been reviewed for Engineering and Utility issues and the following comments apply:

Adequacy of facilities was addressed with the modification request to skip sketch approval dated March 27, 2019. The modification approval was based the on conditions outlined in the approval letter.

Modification approval was based on conditions outlined in the Engineering memo dated April 6, 2018.

The following are comments regarding the plans as submitted; only the comments indicated in the closing paragraph will require a point-by-point response upon resubmittal:

Roads

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.

1. Subject property has approved modification request to skip sketch dated March 27, 2019. The modification was approved based on conditions outlined in the approval letter.
2. Improvements must be completed on Old Fredrick Road as per the modification approval conditions as shown on the said Exhibit A.
3. R/W dedication is required. Show dedication on the Plat with all dimension.

Public Road Plan

The following comments are as per DPW Design Manual Chapters I and III; and Road Checklist.

4. Ensure a 2% cross slope is maintained from the centerline or match the typical section for the road. Show the slope on the plan.
5. Provide a Barricade at the dead end of all roads and T-turnarounds. This applies to all roads including

private roads.

6. Please note that driveways may not be located within 50' of the P.C. of the intersection curb radius. (Design Manual III.II.H.1). We recommend adequate setback be provided for all driveways adjacent to the fillet. A modification to this requirement can be supported as long as each driveway is located on the far side of the lot from the fillet.
7. Show the existing and proposed pavement width on the plan.
8. Sheet 5: Complete blank spaces on item no.3
9. Public Roads plans will require approval prior to Final Plan approval.
10. The Public Road cost estimates must be approved by this office.
11. Public Street tree, lighting, and Signage plan will required Traffic Engineer approval.
12. Other comments are marked-up on the Checklist. The Checklist will be separately emailed to the applicant.

Private Roads

13. We strongly recommend curb & gutter **along the entire subdivision roads with curb openings** to allow surface runoff sheet flow to grass areas or SWM facilities.
14. Sheet 2: Provide/show rip-rap at the outfall of all concrete curb flumes on the plans. This applies to all plans as applicable.
15. Show all driveway entrances to each Lot.
16. A note stating that "NO PARKING" will be allowed on the proposed Parker View Lane must be added to the cover page sheet.
17. Clarify if sidewalks are being provided for the proposed Parker View lane
18. The landing grade of Parker View Lane must be 4% or less for at least 40 feet from Old Fredrick Road.

B. Storm Drainage

Storm drainage through and from this development is accomplished by utilizing a proposed Bio-swales to convey runoff from the roads and onsite surface.

The following comments apply:

1. Provide a narrative in the SWM report how storm drain thru and from this development will be accomplished. Reference the Page number this information has been provided.
2. Provide the design cross sections segments for the proposed Bio-swale along Parker View Lane. Show the edge of the road and the water surface elevations. Please do not provide just a typical detail.
 - a. Show and Call out/label the water surface elevations i.e. 1 year, 10 year etc., and the maximum free board to allow passage of large design storms, and the road elevations.
 - b. Show the channel slopes.
 - c. Show the channel flow rate.
 - d. The applicant is advised to ensure bio-swales shall not be located where the water table is within 2-feet of the bottom of the facility.
 - e. Ensure the overflow inverts of the inlets shall be 6-inches above the elevation of the flow channel to encourage filtration of flows.
 - f. Show the setback for the location of bio-swale in relation to any proposed septic systems.
3. Where culverts are used for driveway entrances, show culvert sizes and provide necessary details.
4. Provide a lever spreader at the outfall of the 21-inch storm drain pipe. Extend the lever spreader to the property line.
5. Provide a right-to-discharge on the adjacent property.
 - a. Add the RTD on the plan and Plat.
6. Show the overflow path or in case of huge storms i.e. 10 year, 100 year storms, etc. for the SWM facility shown on the plan. Additionally, what is the outfall for the facility or where does the surface flow from the road ultimately goes too.
7. Demonstrate all the surface flow at the intersection of Old Fredrick Road and proposed Parker View Lane is less than 2 cfs to avoid any ponding at the intersection.
8. Provide a narrative in the SWM report how storm drain thru and from this development will be accomplished. Reference the Page number this information has been provided.

C. Stormwater Management

Based on the information provided, stormwater management for this project is being addressed through the use of Bio-swales.

1. Sheet 2:
 - a. The certification note must be signed and sealed separately in addition to the signature and seal on the plan.
 - b. Existing Conditions and Site Resources Map: Only existing features should be shown on the plan. Remove the soil borings shown on the plan.
2. Sheet 3:
 - a. Show the site drainage to each site outfall in relation to the POI shown on the plan. Label the DA in acres.
 - b. The plan show two different POI's. Clarify if the two POI's have a common outfall.
3. A right- to-discharge will be required if the proposed SWM plan involves direction of any runoff to an off-site location. Additionally:
 - a. Show the Right-to-discharge on the Final plan, Grading permit plan and Plat.
 - b. The applicant may be required to obtain any necessary easement from adjacent and other affected property owners.
4. We have noted that a PE of 1.0-inches have been used for ESD in the SWM report. The use of PE = 1.0 is not acceptable. The applicant is advised to determine target PE using the total site conditions per chapter 5 of the SWM Manual.
 - a. Provide SWM design calculations following the Environment Site design sizing criteria and steps-by-step as outlined on Chapter 5 of the SWM manual.
 - b. Provide details in relation to table 5.3 of the SWM Manual used to obtain the target PE.
 - c. Provide calculations for each practice. This involves accounting for storage above the practice and within the filter media.
 - d. Provide the total ESDv for the proposed development. Generally, when the cumulative volume for all practices meets or exceeds target ESDv, then MEP goals are met.
 - e. If storage must be provide then area used to compute the required volume must be the area of the LOD and any existing impervious surfaces outside the LOD
 - f. Reference the specific sheet number and or page in the SWM report showing the required information.
5. The applicant is advised:
 - a. If there are multiple drainage areas that do not share a common outfall, then a separate RCN determined must be done for each drainage area.
 - b. Additionally, when a site is divided into separate drainage areas that do not share a common outfall, or when a site has two separate distinctively POI, ESD requirements should be addressed for each individual drainage area.
6. Show all proposed stormwater management facilities/practices with the appropriate dimensions on the Final and Grading Permit plans. Provide actual cross sections of the proposed SWM facilities. Typical cross sections will not be acceptable in this case.
 - a. Safe conveyance of the developed 10 storm thru bio-swales must be demonstrated.
7. We have notice only Bio-swales have been proposed to address ESD for the proposed development. Provide justification why intergrading the proposed practices and other alternative measures were not considered.
8. All reports submitted to the county must have a table of content, sheets numbered and sealed by design professional. Provide a Geotechnical report that meets the above County standards.

D. Utilities

This development is expected to be served by

- i.) Public water in Water Service Area – 350 Airport Square (#13).

ii) Public sewer in Sewer Service Area – Baltimore City (#1).

1. A SWAMP analysis of public water and sewer services was performed (01/12/2018) and the Department of Public Works has indicated that capacity is currently available for one (1) EDU of water. Adequacy of facilities for water 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.
2. The existing homes are served by an existing 8-inch Public water line along Old Fredrick Road.
3. The subject property proposes 8-inch Public watermain which is proposed to be extended within the proposed private roadway within a Public utility easement.
4. The site will be served by private septic systems. Adequacy of facilities for utilities is deferred to the Anne Arundel County Department of Health.

The following comments apply:

Public Water Plans

5. Sheet 2:
 - a. Proposed FH location; In order to ensure there is adequate vehicular access turning provided by the roadway at the end of Parker View Lane, provide a large blow-up plan showing the FH connection.
 - b. Ensure WHC shall be located at the high end or middle of lot frontage.
 - c. Standard detail called out where appropriate.
6. Show AAC approved drawing numbers for the existing 8-inch water main along Old Fredrick Road on the plan.
7. Call out the size of the FH connections.
8. Show the driveway entrance for each lot on the plan.
9. To ensure adequate cover pipe is provided, show the vertical dimension for the proposed cover on the profile.
10. Sheet 3: Complete blank spaces on item no.3

E. Final Development/Grading Plan

1. Approval of Public Plans is required prior to Final plan approval.
2. Public plans cost estimates will require approval by this office with Public Plans approval.
3. Provide details of the proposed SWM facilities on the plan; as per Chapters Four (4) and Five (5) of the AAC SWM Practices and Procedures Manual.

The following comments should be addressed with Grading Permit plan submission.

4. Please ensure that the grading permit is resubmitted through the Permit Center to address any comments that may have been deferred to permit and ensure that the set of plans approved with the grading permit is the same as the final site development plan.
5. Show all proposed stormwater management facilities with the appropriate dimensions on the SDP and Grading Permit plans. Show typical sections of the proposed SWM facilities
6. All the separate set of plans will require to be combined as one set of plans to form the Grading permit plan with the submittal of the Grading permit.
7. Provide the new stormwater management data sheet on the Grading Permit plan. The new data sheet (available on the online forms) is required on all Grading Permit Plans effective December 1, 2014.
8. Temporary Stormwater Management (TSWM) design per County Stormwater Management Practices and Procedures Manual §7.1.7 shall be required for this project development prior to approval of the Grading permit.
9. A private stormwater management agreement will be required prior to approval of the grading permit.
10. A separate building permit will be required for any retaining wall higher than 2 foot prior to Grading permit approval.
11. Private FH agreement will be required.

F. Plat

1. Clarify if PWA will be deferred until after Plat signature.
2. A public works agreement is required for proposed road improvement along Fredrick Old Road and Utility connections.
3. All easements must be labeled and either "**Permanent, Public and/Private.**
4. The applicant is advised NO private features including SWM practices allowed in a Public easement. Clarify the 56 foot private drainage and Public easement shown on the Plat. A separate private easement should be provided for any private facility.
5. Add "No Parking" note for the private roads with less than 28 feet with less than 28 feet of asphalt pavement.
6. All blank spaces must be filled/completed.
7. Plat signature is required prior to grading permit issuance.

G. Flood Plain

1. Based on the information provided, there is no flood on this property.

H. Determination

We are unable to grant Final Plan approval of these plans until comments A (2-18), B (1-7), C (1-8), D (5-10) and ((1-3) have adequately addressed. In order to expedite approval of the Final plan, Public Plans can be submitted directly to the review Engineer thru Permit Center for recording and tracking purposes.

All other remaining comments can be addressed with the next stage of the development plan submission. **A point-by-point response letter detailing how the comments have been address must be provided with the next submission of this project.**



Greg Africa, Director

Memorandum

TO: Michael Day, OPZ Development Division

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

SUBJECT: Parker View
S17-029
P17-0095-00NF
Final Plan Review

DATE: June 19, 2019

Traffic Review

The above-referenced project has been reviewed for Traffic issues and the following comments apply:

Adequacy of Public Facilities was addressed with Modification #15479AA approval dated March 27, 2019.

The following are comments regarding the plans as submitted; only the comments indicated in the closing paragraph will require a point by point response upon resubmittal:

A. Plans

1. Label all roads with private/public, functional classification, right of way width, and road width.
2. Per DPW the minimum width of paving is 4'. Where less than 4' of road widening is proposed, the existing pavement must be cut back and replaced total 4'.

B. Pavement Marking Plans

1. The Pavement Marking Plans must be approved by the Department of Public Works Traffic Engineering Division prior to approval of the Final Plan.
2. The Department of Public Works Traffic Engineering Division provided the following comments in a memo dated June 18, 2019:
 - i) Pavement Marking Plan will be required for Old Frederick Rd.

C. Street Tree, Lighting and Signing Plans

1. The Street Tree, Lighting and Signing Plans must be approved by the Department of Public Works Traffic Engineering Division and this office prior to approval of the Final Plan.
2. The Department of Public Works Traffic Engineering Division provided the following comments in a memo dated June 18, 2019:
 - i) All existing street lights, signs, and utility poles (including pole numbers) should be located and labeled on the plan.

- ii) A vicinity map should be included on the plan.
- iii) The plan indicates relocation of existing street light. A note should be added to each relocation stating that it is the responsibility of the developer and should be coordinated with BGE directly.
- iv) The plan has a note stating that "All street lights along Old Frederick Rd shall be 78 watt LED colonial fixtures mounted on 14' fiberglass poles." This note needs to be removed.
- v) The paving detail should show a min. 1' overlap of the proposed full depth pavement and the existing pavement.

D. Traffic Control Plans

- 1. The Traffic Control Plans must be approved prior to approval of the Final Plan.
- 2. The Traffic Control Plan General Notes provided by DPW were changed in 2015; contact the reviewer if an updated copy is needed.
- 3. The Department of Public Works Traffic Engineering Division provided the following comments in a memo dated June 18, 2019:
 - i) The Traffic Control plan general notes should be up to date.

E. Determination

We are unable to grant Final Plan approval of these plans until comments A1-2, B1-2, C1-2, and D1-3 have been adequately addressed.



**Office of Planning and Zoning
Planning Administration**

INTER-OFFICE CORRESPONDENCE

DATE: June 12, 2019
TO: Team Planner
FROM: Brandy McNew, Planning Technician II
Research and GIS Division
SUBJECT: Parker View (Formerly 35 Old Frederick Road)
S17-029 P17-0095 00 NF
Arnold 21012
STATUS: **Approved**

The Subject application has been reviewed and the following addresses have been assigned. The proposed **Parker View Ln.** has been review and is approved.

Lot 1 41 Old Frederick Rd (existing)
Lot 2 35 Old Frederick Rd (existing)
Lot 3 **1515 Parker View Ln**
Lot 4 **1510 Parker View Ln**
Lot 5 **1514 Parker View Ln**
Lot 6 **1518 Parker View Ln**
Lot 7 **1520 Parker View Ln**
Lot 34R 39 Old Frederick Rd (existing) Will become **1519 Parker View Ln.**

Please include house numbers on the plat to be recorded.

CC: SUBCOMMENTS
Development Facilitators, Inc.



Anne Arundel Soil Conservation District

2662 Riva Road Suite 150
Annapolis, Maryland 21401
410-571-6757 www.aascd.org

Advancing the Wise Use of Our Natural Resources

06-03-2019

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

SUBJECT: PARKER VIEW, SITE PLAN #P-17-0095-00 NF, GP#; AASCD# 2019-0316

The final plans for the above referenced, received May 31, 2019, have been reviewed. The District has no objection to the Final Plan. The district will provide comments during sediment control review.

Sincerely,
Gary Armstrong
AASCD

ANNE ARUNDEL COUNTY HEALTH DEPARTMENT
DIVISION OF COMMUNITY AND ENVIRONMENTAL HEALTH

MEMORANDUM

June 13th, 2019

TO: Judy Motta MS-6001
Office of Planning and Code Enforcement

FROM: Carlos Martinez
Health Department

RE: Parker View
Subdivision # S17-029
Project # P17-0095 00 NF
Tax Map 39 Block 24 Parcel 260, 261 & 265 (Lot 34)

The Health Department has reviewed the above referenced subdivision and is withholding approval until the following items have been corrected:

General Comments – Lots 1-8 land Lot 34R

- Show Water House Connection (WHC). Maintain a minimum of 10 feet from the septic systems.
- The initial drywells and replacements are shown on the development plan however the drywells must be labeled as to the diameter and depth. Refer to the perc data sheets which were submitted with the subdivision packet. Drywells are to maintain a distance of 3 times the diameter, edge to edge. In addition, show drywells as close to perc test as possible.

General Comments – All Lots

- Septic Reserve Area (SRA's) must maintain a minimum of 25 feet off of any storm water management (SWM) device that is not closed conduit.

Lot 1

- Label existing septic tank and drywells.

Lot 2

- Show and label existing septic system.

Lot 3

- The proposed SRA is 30 feet away from the existing water well at 45 Old Frederick Road, (3000-9006-0894). A distance of 50 feet is required to the edge of the SRA therefore relocate/reconfigure the SRA or have the well abandoned by a licensed well driller.

Lot 34R

- Show on a separate page for review purposes. The lot has a platted split SRA. A new system/house was approved and the septic tank and drywell was installed in April 2018. A compliance drawing was done showing the exact location and layout of the initial system. The revised Health Department plans show the two replacement drywell locations. Show the replacement as approved by the 12/12/17 stamped plans.

Plat

Add the following note on every page of the plat.

Septic Area Note:

The 10,000 square foot septic areas shall remain unencumbered by buildings, easements, right-of-way, and other permanent or physical objects.” This note must be included on all pages showing 10,000 square feet areas.

CJM/cb

cc: SUBCOMMENTS

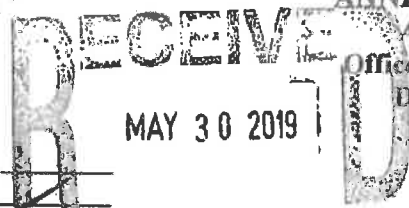
Janet Scott

Lori Allen

Cortney Wilson

Kelly Krinetz

Residential



ANNE ARUNDEL COUNTY
Annapolis, Maryland
Office of Planning and Zoning
Development Division

APPROVED - S.H.A.
Einh. [Signature] 6/14/19

OLD REGS: _____
NEW REGS: _____
BY: _____

DATE TRANSMITTED: _____

SUBDIVISION/SITE DEVELOPMENT PLAN TRANSMITTAL

Process Type _____ Project Type Final

- TO:
- Subdivision Review Planner
 - Environmental Review
 - Landscape Review
 - Engineering Review
 - Utilities Review
 - Traffic Review
 - House Numbers/Street Names
 - Soil Conservation District
 - Health Department
 - State Highway Admin
 - Board of Education
 - Fire Prevention Bureau
 - Recreation and Parks
 - _____ Dept. of Natural Resources
 - _____ MD Dept. of Environment
 - _____ Critical Area Commission
 - Baltimore Gas & Electric Co.
 - Verizon
 - Library
 - _____ MD State Aviation Admin
 - Archeological/Historical Forester
 - _____ Agricultural Review
 - Long Range Planning
 - Long Range Planning-Master W/S Plan
 - Office of Transportation
 - _____ Site Plan Review - J. Leshinskie
 - DPW- Utilities - L. Layton
 - BGE Forestry & ROW
 - Public Information File
 - _____ GIS
 - _____ Other: _____

FROM: Office of Planning and Zoning/Development Division

SUBJECT: NAME Parker View

FORMERLY 35 Old Frederick Road

SUBDIVISION NO S 17-029

PROJECT NO P 17-0095 00 NF

SITE DEV PLAN NO C _____

IF FINAL PLAN, WILL PWA BE DEFERRED: YES NO

APF'S TO BE REVIEWED WITH THIS SUBMITTAL: YES NO

ALLOCATION OF UTILITIES TO BE VESTED WITH THIS SUBMITTAL: YES NO

Please review the plans of the above-mentioned project for final approval.

Your comments are requested by noon on the business day of June 20, 2019.

Please remit your comments to subcomments@aaacounty.org or mail stop MS 6001.



ANNE ARUNDEL
COUNTY PUBLIC SCHOOLS

2644 Riva Road, Annapolis, MD 21401 | 410-222-5000 · 301-970-8644 (WASH) · 410-222-5500 (TDD) | www.aacps.org

Date: June 4, 2019

TO: OFFICE OF PLANNING & ZONING/
DEVELOPMENT DIVISION
SUBJECT: PARKER VIEW
COMMENTS DUE: JUNE 20, 2019

FROM: SCOTT SCHULER
TYPE: FINAL
SUBDIVISION #: 17-029
PROJECT #: P17-0095 00 NF

Anne Arundel County Public Schools' evaluation of information available to date indicates as follows:

The **ELEMENTARY** attendance area for this property is **ARNOLD**.
These students will **BE TRANSPORTED**.

The **MIDDLE SCHOOL** attendance area for this property is **SEVERN RIVER**.
These students will **BE TRANSPORTED**.

The **HIGH SCHOOL** attendance area for this property is **BROADNECK**.
These students will **BE TRANSPORTED**.

Note: This subdivision involves the construction of 5 single-family homes. Impacts on the schools follow.

Elementary school - 1 student
Middle school – 1 student
High school – 1 student

File: Planning/C/Subs/Sub#



**Office of the Fire Marshal
Subdivision & Development Review**



TO: Planning & Zoning
CC: SUBCOMMENTS@aacounty.org
FROM: Lt. Stephen E. Stanton II, Fire Marshal Division
DATE: June 5, 2019
SUBJECT: Parker View

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

Approval is Granted

The developer is aware that the narrow street width indicated will require that no on-street parking will be allowed.



STEUART PITTMAN, COUNTY EXECUTIVE
RICK ANTHONY, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Planner, Residential Team
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Parker View (fmr. 35 Old Frederick Road)
Final
Subdivision No. S17-029
Project No. P17-0095 00NF

DATE: June 19, 2019

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.

- A portion of this subdivision lies within the Arnold Greenway, a proposed preservation area considered in the Anne Arundel County Greenways Master Plan.
 - We note 2.87 acres will be under forest conservation easement. The conservation easements are disjointed and do not create contiguous corridor for habitat creation, preservation and wildlife passage. We request that the developer reconfigure the easements to create more connected preservation easement areas.

The Department of Recreation and Parks withholds approval.

cc: SubComments
Ken Alban
File



Office of Planning and Zoning

Philip R. Hager, Planning and Zoning Officer

Parker View
S17-029, P17-0095 00 NF
Minor/Final Plan
Cultural Resources Review
Page 1 of 1

MEMORANDUM

TO: Michael Day, Development Division, OPZ, MS 6305
FROM: Anastasia Poulos, Cultural Resources Division/OPZ, MS 6401
SUBJECT: **Parker View (S17-029, P17-0095 00 NF)**
DATE: June 17, 2019

The Cultural Resources Division reviewed the minor/final plan for Parker View, also known as **Thirty Five (35) Old Frederick Rd.** The following comments apply.

A. Historic Resources: The project area does not contain any recorded historic resources.

B. Archaeological Sites: **Archaeology Site Visit Required**

The project area has archaeological potential, so a site visit is required by a County archaeologist in order to evaluate for potential impacts.

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.

E. Determination: **Approval Withheld (*Pending Required Site Visit*)**

Please contact Anastasia Poulos (pzpoul44@aacounty.org) at your earliest convenience to arrange a site visit.



**ANNE
ARUNDEL
COUNTY**

M A R Y L A N D

Office of Planning and Zoning

Philip R. Hager, Planning and Zoning Officer

MEMORANDUM

TO: Residential Team

FROM: Don Zeigler, Planner

THROUGH: Cindy Carrier, Long Range Planning Administrator

SUBJECT: Long Range Planning Comments – General Development Plan and Small Area Plan Compliance

DATE: June 5, 2019

Name of Project: Parker View (Formerly 35 Old Frederick Road)
Subdivision Plan: S2017-029
Project No: P17-0095 00 NF
Location: 35 Old Frederick Road, Arnold
Tax Map 39, Block 24, Parcel 260, 261 & 265 (Lot 34)
Planning Area: Broadneck
Priority Funding Area: No

Summary:

The applicant proposes to subdivide three existing lots into eight single-family lots with five new single family lots. The property is located on the south side of Old Frederick Road across from Carrera Lane.

The 9.45-acre property is zoned R1 and is primarily wooded with two existing dwellings located along Old Frederick Road and an existing dwelling located on a flag lot. The site is located within the Broadneck Small Area. The property has a land use designation of Residential Low Density on the 2009 General Development Plan (GDP) Land Use Map. The site is also located in the Managed Development Policy Area. It is not within the Priority Funding Area and the southern portion of the site is located on the western edge of the Arnold Greenway.

The 2009 GDP and the Broadneck Small Area Plan (SAP) do not make any specific recommendations for this parcel.

Findings:

The project is consistent with the overall goals and policies found within the Broadneck SAP as well as the 2009 GDP.

Recommendations:

None

Per Article 18 of the County Code, Small Area Plans are to be used as a guide in the future development of land and in the location of public services and facilities. While many SAP recommendations are not subdivision requirements, the recommendations should be considered in conjunction with development plan review and incorporated in future subdivision plans and site development plans when feasible.



M A R Y L A N D

Office of Planning and Zoning

Philip R. Hager, Planning and Zoning Officer

MEMORANDUM

TO: Residential Area Team, Development Review Division

FROM: Andrea Gerhard, Planner II, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments – Water and Sewer Plan Compliance

DATE: June 11, 2019

Name of Project:	Parker View
Subdivision Plan:	S17-029
Project No:	P17-0095 00 NF
Site Development Plan#:	
Location:	35 Old Frederick Road, Arnold Tax Map 39, Parcels 260, 261, and 265 (Lot 34)
Planning Area:	Broadneck
Growth Tier:	II

Summary:

The applicant proposes to subdivide the site into 8 single-family lots with 5 new single-family dwellings. This property is located in the Future sewer service category in the Broadneck SSA and the Existing water service category in the Broadneck 220 WPZ. The applicant proposes that this development will utilize public water and private septic systems.

Findings:

The proposed plan is not consistent with the goals and policies of the 2017 Water and Sewer Master Plan. As required by MD Environment Code Ann. § 9-206, local jurisdictions may authorize a residential plat only if all lots in the area proposed in Tier II will be served by public sewer or may be served by septic if it is a minor subdivision. Since the proposed project is a major subdivision, approval of an amendment request to change the sewer service category from Future to Planned will be required.




M A R Y L A N D
Office of Transportation
2664 Riva Road – 3rd Floor – MS-6600
Annapolis, MD 21401

Ramond Robinson
Director of Transportation

MEMORANDUM

DATE: June 18, 2019

TO: Lori Allen, Planning Administrator
Office of Planning & Zoning/Development Division

FROM: Tanya Asman, Transportation Planner III 
Office of Transportation

SUBJECT: Parker View (formerly 35 Old Frederick Road)
S2017-029+;P2017-0095-00-NF

The subject submittal has been reviewed from an Office of Transportation standpoint. Based on the information provided, this Office offers the following comments/recommendations at this time:

1. Modification 15479AA to allow a private road in a subdivision serving greater than 5 lots and to road improvements to permit a shoulder on the north side of Old Frederick Road in lieu of the property frontage was approved March 27, 2019.

This Office has no objection to approval of the Final Pla.

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