



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

FROM: Jeff Williams *qw*
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

DATE: April 20, 2015

RE: PB 413

The Health Department has reviewed the above referenced plan and has the following comment.

- There is an existing dwelling served by an onsite sewage disposal system and an onsite well on the property. The onsite sewage disposal system and well must be properly abandoned with documentation submitted to the Health Department prior to Health signature of the final record plat.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: March 23, 2015

DPZ File No. PB-413

Department of Planning and Zoning

- 1 Transportation Planning
2 Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
1 Research
Address Coordinator

- 1 Comprehensive & Community Planning
1 Development Engineering Division
Other
2 File

Agencies

- Soil Conservation District
1 Department of Inspections, Licenses & Permits
1 Department of Fire and Rescue Services
1 State Highway Administration
Health Department
1 Public School System
1 Recreation and Parks
WSSC (Non-Residential Only)
MD Aviation Administration

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Preserve at River Hill

ENCLOSED FOR YOUR Signature Approval [] Review & Comments [x] Files []

THE ENCLOSED = Original [] Pre-Packaged Plan Set []

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various planning documents and their associated sheets and supplemental reports like Wetlands Report, Soils/Topo Map, etc.

WAS: [x] Received [] Tentatively Approved [] Recorded
[] Received and Revised [] Approved On March 23, 2015

COMMENTS: see memo SRC/Comments Due By: 4/16/15

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: RJ

Howard County Department of Planning and Zoning
Division of Land Development

PLANNING BOARD PUBLIC HEARING
APPLICATION

Date Submitted/Accepted _____ DPZ File Number _____

Application is hereby made to the Howard County Planning Board for a:

___ Comprehensive Sketch Plan ___ Final Development Plan

in accordance with Section 107.E.6 a-c of the Howard County Zoning Regulations.

SITE DESCRIPTION

Project/Subdivision Name: THE PRESERVE AT RIVER HILL / / /
LOTS 1-8 AND OPEN SPACE LOTS 9-12 Phase Section Area

Location of property: 6281 TROTTER ROAD
(Street address and/or road name)

35 14 5TH R-ED 5.67 AC
(Lot/Parcel #) (Tax Map No.) (Grid/Block No.) (Election District) (Zoning District) (Total Area Shown - Acres)

Provide a brief description of the proposed comprehensive sketch plan/final development plan submitted for Planning Board hearing approval:

PRELIMINARY EQUIVALENT SKETCH PLAN R-ED ZONING DISTRICT
SP-15-009

OWNER:

ENGINEER/SURVEYOR:

PETER AND CHLOE COLEDO
(Name)

ROBERT H. VOEL ENGINEERING INC
(Name)

6281 TROTTER ROAD
(Address)

8407 MAIN STREET
(Address)

CLARKSVILLE MD 21029
(City, State, Zip Code)

ELLICOTT CITY MD 21043
(City, State, Zip Code)

410 480-0023
(Telephone) (Fax)

410 465-7287
(Telephone) (Fax)

(E-mail) _____

(E-mail) RYBEL@VOEL-ENG.COM

Contact Person: TIM KEANE

Contact Person: ROB VOEL

C/O TRINITY QUALITY HOMES, INC
3675 PARK AVE, SUITE 301

ELLICOTT CITY MD 21043
410 480-0023

APPLICATION REQUIREMENTS

Submission of an application for a Planning Board Public Hearing will require completion of all the following items at the time of the initial submittal to ensure acceptance of the application and plan for processing. Applications found to be incomplete will be rejected prior to entering the County's plan processing system.

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY.
All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

I. *Number of Copies Required*

- Plans 14 However, when a subdivision plan is being concurrently reviewed with the Planning Board application, only 2 sets of plans are required along with 14 copies of the application form
- Applications 14
- Other Reports/Documents – see checklist item 12

II. *Plan Requirements Checklist*

The attached submission checklist must be completed and signed by the qualified professional responsible for the plan preparation.

III. *Fees*

The Planning Board Public Hearing application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **Plans will not be accepted for processing until fees have been paid.** For more information or questions, please contact DPZ at (410) 313-2350.

IV. *Advertising*

Notice of the public hearing shall be published in accordance with the Planning Board rules of procedure and/or the Zoning Regulations. The proposed advertising notice will be prepared by the Department of Planning and Zoning. The responsibility for having it published one time in 2 local newspapers of general circulation in Howard County within at least thirty (30) days prior to the hearing, and the cost of advertising is to be borne by the Petitioner. The applicant further agrees to submit two (2) approved certificates of the text and publication date of the advertisement at or before the time of the hearing.

V. *Posting*

The subject property shall be posted with the time and date of the hearing for a period of time not less than thirty (30) days prior to the hearing. Posters will be prepared by the Department of Planning and Zoning and are to be erected and maintained by the Petitioner. The number of posters required shall be determined by the Department of Planning and Zoning.

VI. *Certification of Applicant*

I hereby certify that the information supplied herewith is correct and complete and authorize such periodic on-site inspections by the Department of Planning and Zoning and the Subdivision Review Committee agencies as may be necessary to review this application and any waiver petitions filed in connection herewith and to enforce the Subdivision Regulations and other applicable laws. This right-of-entry shall continue until all administrative appeals pertaining to the property have been exhausted. ***If the applicant is the owner's agent, written documentation from the property owner granting that authority is required.**


(Signature of Property Owner/Agent)

03/18/15
(Date)

PRESERVE AT RIVER HILL SP-15-009

Justification for Planning Board in conjunction with Zoning Regulations 107.E.6.a-c

Specific Criteria to Evaluate Preliminary Equivalent Sketch Plan

- a. The subject property contains significant environmental features including streams, steep slopes, wetlands, forest resources and corresponding buffers. The proposed plan was specifically designed to minimize disturbances to these features. This has been accomplished by the following:
 1. Use-in-common driveway vertical and horizontal alignments have been designed to avoid disturbances to environmental features.
 2. The proposed bio-retention facilities are configured to conform to the topography and accommodate environmental features. In addition to these facilities, Environmental Site Design is provided by the use of sheet flow to buffer and rooftop disconnects which are generally provided on the individual lots minimizing the need for additional open space clearing.
 3. The layout of the roads and lots were designed to coincide with the previously developed areas and accommodate grades. There is proposed limited "woods" clearing beyond these limits to accommodate the driveway and utilities.

The open spaces have been configured to preserve specimen trees, forest resources, wetlands, streams and stream buffers. Additionally, the open space is oriented to preserve the viewshed from the scenic road.
 4. The existing structure located on the site is not considered historic.
 5. There are 16 existing specimen trees located on the property. Through the analysis of various grading schemes we are currently anticipating that 10 will be retained. Mitigation for the removal of the specimen tree is accomplished by the extensive forest retention easement and various landscape plantings.
- b. The lots/houses, roadway and stormwater management facilities have been designed to minimize impacts to the environmental features. The grading and clearing have been minimized to the greatest extent possible while facilitating the development of the property. Specifically, the use-in-common driveway network reduces the development envelope and the extent of grading. The drives and houses have been oriented to take advantage of the existing grades.
- c. The site has been designed to concentrate development within the non-wooded areas and wooded areas which are not impacted by environmental restrictions. The closest house (Lot 8) to Trotter Road will be located 75' from the right-of-way. The proposed development is buffered from Trotter Road (scenic road) by the retention of forest.

Howard County Department of Planning and Zoning
Division of Land Development

PLANNING BOARD PUBLIC HEARING PLAN CHECKLIST

Project Name _____

DPZ File No. _____

PLAN REQUIREMENTS AND PREPARATION INFORMATION

The purpose of the Planning Board Public Hearing plan and application is to:

1. Show the approximate property boundaries and acreage for a particular phase of the _____ Zoning District and to establish the permitted land uses and development design criteria on a comprehensive sketch plan and final development plan.
or
2. Indicate to the County and the Planning Board the proposed development plan for projects in zoning districts that require Planning Board approval of a sketch plan.

The following checklist is to serve as a guide in preparing the Planning Board plan for submittal. Compliance with the following will assure processing in an expeditious manner. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the plan for resubmittal and re-review.

Legend:	<input checked="" type="checkbox"/> Information Provided	<input checked="" type="checkbox"/> Information Not Provided,
	<input type="checkbox"/> NA Not Applicable	<input type="checkbox"/> Justification Attached

1. Plan size 24" x 36" (sketch plans) or 18" x 24" (FDP=s) with 1/2" border on all sides. **Plans must be folded to a size no larger than 7-1/2" x 12"**.
2. Scale of Plan: 1" = 200'. Larger engineering scales are allowed to present a well detailed plan for the higher density land uses.
3. Name and address of developer, fee simple owner, engineer, and/or surveyor (include all applicable).
4. Adjoining property owners, deed references and/or recorded subdivision names, recording references and adjoining property structures within two hundred (200) feet of the proposed property line. Indicate existing structures, historic structures and cemeteries or burial grounds on site. Identify the uses of existing structures.
5. Proposed lot layout with topography. Lots will be numbered consecutively throughout entire subdivision in anticipated order of development, including open space lots.
6. Proposed street systems and existing public streets with right-of-way widths. Existing streets will indicate proposed right-of-way width as shown on the General Plan.
7. Development data including land characteristics, availability of public utilities, existing and proposed open space.
 - a. Approximate delineation of 100-year floodplain, streams and non-tidal wetlands; 25 foot buffer for wetlands; buffers for streams; existing and proposed stormwater management systems.
 - b. Steep topography: differentiate by shading or crosshatching slopes of 15-24.9% and slopes exceeding 25% or greater. Extend topography contours 200 feet off site.

- c. Existing vegetation:
 - 1) Locate on the plan existing vegetative communities and specimen trees (unusual size, species or prominent location).
 - 2) Chart which includes:
 - a) Description of vegetative communities (e.g. hardwood forest, open field, hedgerow, wetlands). If wooded, give dominant species and typical caliper of trees.
 - b) Maturity and general condition of each community.
 - c) Specimen trees - species, size and condition.

- ✓ 8. Provide a vicinity map indicating and identifying the total boundary of the property, exact site location, vicinity roads, scale and north arrow.

- ✓ 9. North arrow.

- ✓ 10. Title Information: locate in lower right-hand corner of the plan and include the following:
 - a. Proposed name which shall not be a duplicate of any other subdivision or development name in the Baltimore Metropolitan Area;
 - b. Scale of plan;
 - c. Location by election district, County and State;
 - d. Tax map, grid and parcel number;
 - e. Reference, by Department of Planning and Zoning file number, any prior submittals including sketch plan, preliminary plan, preliminary equivalent sketch plan, final plan, waiver petitions, and Board of Appeals or Zoning Board cases, etc.; and
 - f. Date of completion.

- ✓ 11. Information citing existing and projected traffic impact on surrounding roads and intersections developed in accordance with the Howard County Design Manual Criteria and the Adequate Public Facilities Act.

- ✓ 12. The following information is generally required depending on the scope, size and location of the proposed development:
 - a. Schematic grading plan indicating grading for roads, structures, stormwater management and other improvements with clear indication of the limits of disturbance.
 - b. Noise study, unless provided with a subdivision sketch or preliminary equivalent sketch plan (3 or 4* additional copies if SHA road involved).
 - c. Building elevations.
 - d. Cross sections of the site indicating building(s) in relationship to topography, vicinal properties, roads and screening.
 - e. Landscaping plan.
 - f. Written narrative of the Planning Board's consideration criteria as indicated in the Zoning Regulations for each Zoning District.
 - g. Copy of written development criteria describing permitted uses, bulk regulations including densities, minimum lot sizes, lot widths, building coverage, front, side and rear yard setbacks and height limitations, etc., and landscaping and parking requirements, if applicable.
 - h. APFO Roads Test/Traffic Study, unless provided with a subdivision sketch or preliminary equivalent sketch plan (5 or 8* additional copies if SHA road involved).
 - i. Scenic Road Exhibit required if the site abuts a scenic road.

**Howard County Department of Planning and Zoning
Division of Land Development**

**PLANNING BOARD PUBLIC HEARING APPLICATION WORKSHEET
(For DPZ Use Only)**

Project Name _____	DPZ File Number _____
DPZ Plan Reviewer _____	Submission Date _____
Plan Consultant Representative _____	Time _____

I. Application Requirements Indicate Yes, No or N/A

- a. DPZ application and checklist are complete.....
- b. Required number of plans and applications are provided.....
(14 sets required, unless this application is being concurrently reviewed with a subdivision plan, then only 2 sets of plans and 14 applications are required)

II. Fee Computation	Fee
Planning Board public hearing fee.....	\$585.00
Poster fee: (<u>1</u> \$25 per poster).....	<u>25.00</u>
TOTAL	\$ <u>610.00</u>

III. Certification

Cash Receipt No. _____ Amount _____
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

- Planning Board application is accepted for processing.
- Comments due date.
- Application is rejected.

Reason: _____

Comments/Notes _____
