

Howard County Department of Planning and Zoning
Division of Land Development

ALTERNATIVE COMPLIANCE APPLICATION

[Alternative Compliance from Subdivision and Land Development Regulations]

Date Submitted/Accepted 6/10/19 DPZ File Number WP-19-119

I. Site Description

Subdivision Name/Property Identification: SCHEIDER SUBDIVISION

Location of property: 3071 BETHANY LANE
(Street Address and/or Road Name)

RESIDENTIAL
(Existing Use)

RESIDENTIAL
(Proposed Use)

17
(Tax Map No.)

(Grid/Block No.)

136
(Parcel No.)

2ND
(Election District)

R-10
(Zoning District)

5.51
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

F-19-057

II. Alternative Compliance Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16.134 (2)(1)(ii)</u>	<u>RESIDENTIAL MINOR SUBDIVISION SIDEWALK</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

SCHNEIDER SUBDIVISION
F-19-057
ALTERNATIVE COMPLIANCE

III JUSTIFICATION

The purpose of this Alternative Compliance petition is to request relief from Section 16.134(a)(1)(ii) of the Regulations. The subject property is a minor subdivision which may be required to provide sidewalk along public road (Bethany Lane). Section 16.134(b) of the Regulations provide certain conditions which permits the Department of Planning and Zoning to eliminate all or part of the sidewalk requirement. Specifically, Section 16.134(b)(2) states that the Department of Planning and Zoning may eliminate all or part of the sidewalk requirement where adjacent development (recorded plat) has been substantially completed without sidewalks, pursuant to prior approvals and there is no need to serve commercial, or institutional uses, schools parks or other public facilities, or make connections to nearby streets or transit service.

There is no existing sidewalk located on the east side of Bethany Lane and there is no further development potential of the properties located on the east side of the road. There are no schools, parks, public facilities, or accessible commercial uses.

The existing Bethany Lane bridge located south of the subject property facilitates a sidewalk on the west (southbound). There is also an existing sidewalk located adjacent to the businesses located on the southbound side which aligns with the sidewalk on the bridge. Further north there is sidewalk along the Church frontage at Patuxent Overlook Court. Recently, there were plans approved for the resubdivision of German Property Lot 22 which also includes Bethany Lane sidewalk.

Should the Department of Planning and Zoning determine that the conditions discussed in Section 16.134(b) not pertain to this project, the petitioner is requesting that the County accept a payment for fee-in-lieu of construction of the curb and gutter and sidewalk. Since this project is a minor subdivision, road widening is not required and therefore the cost estimated is limited to curb and gutter and sidewalk. Other vicinal projects are resubdivision and require road improvements.

If this Alternative Compliance request were denied, the petitioner would be required to either pay a fee-in-lieu of construction or construct sidewalk and associated curb and gutter. The cost of these improvements is very significant considering that the development is limited to 3 new lots. Additionally, the site is encumbered with a colonial pipeline right-of-way and a stream/floodplain crossing open space dedication of 1.67 acres to Howard County and is subject to the "infill" Regulations.

The Regulations provide the opportunity for the Department of Planning and Zoning to eliminate all or part of the sidewalk requirement in accordance with Section 16.134(b). The petitioner is developing 3 additional lots (minor subdivision) and criteria (2) of the referenced section that would be applicable to this situation.

If the County granted relief to the sidewalk requirement, it would be consistent with the other development which has occurred on the east side of Bethany Lane. Therefore, it would not be detrimental to the Public's interests. The granting of this Alternative Compliance request would be consistent with Section 16.134(b)(2) of the Regulations.

III. *Justification*

All alternative compliance requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the alternative compliance will not be detrimental to the public interests.
- d. Confirm that approval of the alternative compliance will not nullify the intent of the Regulations.

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE ALTERNATIVE COMPLIANCE REQUESTS.

IV. *Pre-Submission Meeting Requirements*

- a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for alternative compliance of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**
- b. **HPC Meeting Requirement** - A pre-submission advisory meeting with the Historic Preservation Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HPC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HPC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or alternative compliance approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or alternative compliance application.

- d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. **Plan Exhibit**

A. **Number of Copies Required**

The alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road.**)

In instances where the alternative compliance request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

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.

Plan applications are available on the DPZ website at <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>.

B. **Plan Requirement Checklist**

The detailed alternative compliance exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the alternative compliance request to ensure acceptance of the alternative compliance application for processing.

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

1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
3. North arrow and scale of plan.
4. Location, extent, boundary lines and area of any proposed lots.
5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
6. Delineation of building setback lines.
7. Delineation of all existing public road and/or proposed street systems.
8. Identification and location of all easements.
9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or

- provide a professional certification that environmental features do not exist on the property.
- 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- 11. Any additional information to allow proper evaluation (e.g. for alternative compliance to wetland buffers an alternative analysis and mitigation proposal are needed; for alternative compliance to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for alternative compliance of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the alternative compliance request.
- 13. The exhibit plans should be highlighted to accurately illustrate the requested alternative compliance(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- 14. Submit 2 sets of photographs for all existing on-site structures.
- 15. Identify the location of any existing wells and/or private septic systems.

16. **Route 1 Manual**
 Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

17. **Route 40 Design Manual**
 Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

19. Please complete the following:
 A pre-submission meeting was held with DPZ on _____ with _____ [date] _____, if applicable.
 _____ [DPZ, Director, DLD Division Chief or other SRC representatives]

VI. **Fees**

The Alternative Compliance application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the application for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

Howard County Department of Planning and Zoning
Division of Land Development

INITIAL SUBMISSION
ALTERNATIVE COMPLIANCE WORKSHEET
(For DPZ Use Only)

Project Name _____ DPZ File No. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete
 - b. Required number of plans and applications are provided.....
 - ___ Plans (15 sets on County Road or
 - ___ Applications 19 sets on State Road)
 - c. Supplemental Information is provided
 - d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable
 - e. Certification of pre-submission HPC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory
 - f. Photographs of existing structures (for Historic Preservation Review)
 - g. MAA Approval Letter (if applicable)
 - h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic)
 - i. DAP project design recommendation for Route 1/Route 40 projects

- II. **Fee Computation** **Fee**
- Number of alternative compliance sections requested
- * Base Fee for first two alternative compliance sections (**\$450**).....
- Fee for each additional alternative compliance section (___ additional alternative compliances x **\$50** each)
-
- * (Maximum fee of **\$350** for Agricultural Preservation parcels)

TOTAL _____

III. **Certification**

Cash Receipt No. _____ Amount _____

SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

- ___ Alternative Compliance application is accepted for processing.
- ___ Scheduled SRC meeting date.
- ___ Alternative Compliance application is rejected.

Reason: _____


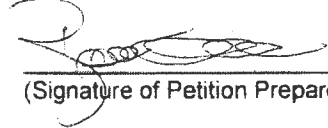
___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

VII. Owner's/Petitioner's Certification

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

Owner's authorization attached *

 5/25/19  6/10/19
 (Signature of Property Owner) (Date) (Signature of Petition Preparer) * (Date)
 (Fee Simple Owner Only)

JAMES SCHEIDER VOGEL ENGINEERING & TIMMONS GROUP
 (Name of Property Owner) (Name of Petition Preparer, Surveyor/Engineering/Architect or Agent/Developer)

3071 BETHANY LANE 3300 NORTH RIDGE ROAD, SUITE 100
 (Address) Address)

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

E-Mail tim@burkardhomes.com E-Mail rob.vogel@timmons.com

240-375-1052 410-461-7666 410-461-8961
 (Telephone) (Telephone) (Fax)

Contact Person: TIM BURKARD Contact Person: ROBERT H. VOGEL

Oswald, Hank

From: Allen, Nancy
Sent: Thursday, February 28, 2019 10:27 AM
To: Oswald, Hank
Subject: RE: Public Sewer Connection

Hello Hank,
3071 connected to public water and sewer 6/1/2009.
Service was turned off by Utilities on 8/14/2018, because of non-payment.
Property probably will go to tax sale.

Please let me know if you have further questions.
Thank You,
Nancy Allen
nallen@howardcountymd.gov

From: Oswald, Hank
Sent: Thursday, February 28, 2019 10:16 AM
To: Allen, Nancy <nallen@howardcountymd.gov>
Subject: Public Sewer Connection

Hi Nancy:

Is 3071 Bethany Lane connected to public water and sewer?

Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
hoswald@howardcountymd.gov

CONFIDENTIALITY NOTICE

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GENERAL NOTES

- 1. THE COORDINATED SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODESIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM...
2. COORDED ANNUAL CHANGE IN BOUNDS OF BOUNDARY ON RIGHT OF WAY
3. DENOTES HIGH PILE OR HIGH PILING
4. DENOTES STONE OR MONUMENT FOUND
5. DENOTES REPAIR WITH CHIP SET
6. DENOTES BUILDING RESTRICTION LINE
7. THE PROJECT BOUNDARY IS BASED ON A BOUNDARY SURVEY PREPARED BY VOGEL ENGINEERING & TRAINING GROUP, DATED SEPTEMBER, 2018.

AREA TABULATION

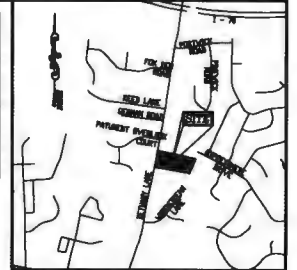
Table with columns A, B, C, D and rows for total number of lots, area of lots, and area of non-buildable parcels. Includes handwritten notes like 'Septic 06 - b.c. v.i.d. -> c.'.

GENERAL NOTES (CONTINUED)

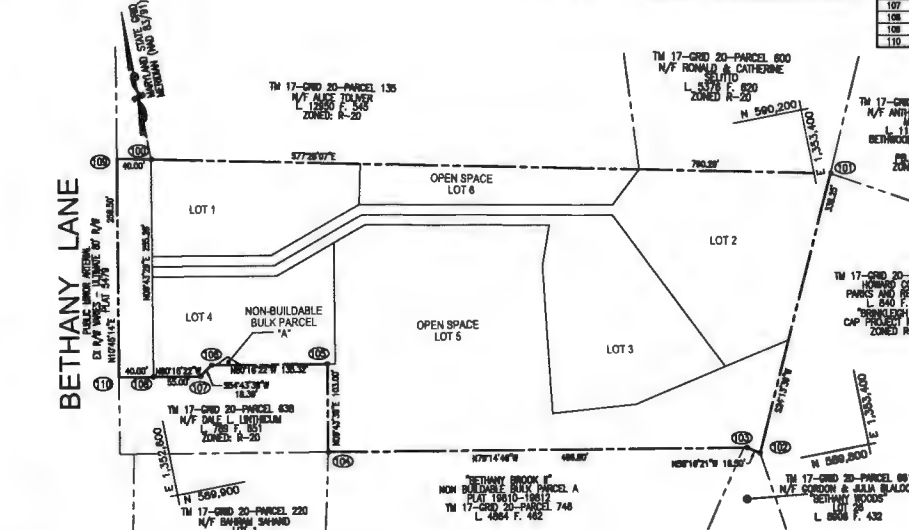
- 30. THE OPEN SPACE SHOWN HEREON IS HEREBY DEDICATED TO A PROPERTY OWNERS ASSOCIATION FOR THE RESIDENTS OF THIS SUBDIVISION...
31. THE SITE LAYOUT PLAN APPROVED BY THE DEPARTMENT OF PLANNING AND ZONING IS REQUIRED PRIOR TO BUILDING PERMITS BEING ISSUED...
32. THIS DEVELOPMENT IS DESIGNED TO BE IN ACCORDANCE WITH SECTION 16.127 RESIDENTIAL INFILL DEVELOPMENT OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS...

MINIMUM LOT SIZE CHART table with columns: LOT, GROSS AREA SF, PIPESTEM AREA SF, NET AREA SF, MIN LOT SIZE SF. Rows 1-4.

COORDINATE TABLE with columns: POINT, NORTHING, EASTING. Rows 100-110.



VICINITY MAP SCALE: 1"=2000' ADC MAP 11 GRID H/5



LOCATION / KEY MAP SCALE: 1"=100'

RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS

DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS FOREST CONSERVATION AREA)...

THE REQUIREMENTS OF F-3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAPPING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

EDWARD J. DEARIE PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391 DATE

JAMES A. SCHNEIDER DATE

Table for MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING. Rows: TOTAL NUMBER OF LOTS/UNITS PROPOSED, NUMBER OF MIHU REQUIRED, etc.

MIHU AGREEMENT

PLEASE NOTE THAT ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT.

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.

HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

OWNER'S CERTIFICATE

WE, JAMES A. SCHNEIDER OWNERS OF THE PROPERTY SHOWN HEREON, ADOPTS THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS...

WITNESS OUR HANDS THIS DAY OF 2016.

JAMES A. SCHNEIDER

WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED FROM JAMES A. SCHNEIDER AND OTHERS, IS SCHNEIDER, CO-OWNERS, TO JAMES A. SCHNEIDER BY DEED DATED JUNE 16, 1980 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1008, FOLIO 187.

EDWARD J. DEARIE PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391 DATE

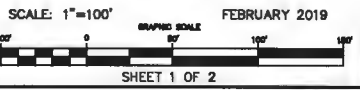
Robert H. Vogel Engineering, Inc. logo and contact information.

RECORDED AS PLAT No. ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION

SCHNEIDER SUBDIVISION LOTS 1-4, OPEN SPACE LOTS 5 & 6 AND NON-BUILDABLE PARCEL "A"

ZONED R-20 TAX MAP 17, GRID 20, PARCEL 136 2ND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: June 10, 2019

DPZ File No. WP-19-119

Department of Planning and Zoning

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

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

See: F-19-057

Agencies

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

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

RE: Schneider Subdivision

ENCLOSED FOR YOUR = Signature Approval [checked] Review & Comments Files
THE ENCLOSED = Original Pre-Packaged Plan Set

Table with 2 columns: Plans, # of Plans. Includes items like Sketch Plan, Prel Equiv Sketch Plan, Preliminary Plan, Final Plat/Plat of Easement/RE Plat, Final Constr Plans (RDS) (2), Final Development Plan, Site Development Plan, Landscape Plan/Supplemental Plan, Grading Plan, House Type Revision/Walk-Thru Red-Line, Water and Sewer Plan.

Table with 1 column: Supplemental Documents. Includes items like Wetlands Report, Soils/Topo Map/Drain Area Map, FSD/FCP/Worksheet and Application, Declaration of Intent (Forest Cons), Drainage and/or Computation/Pond Safety Comps, Preliminary Road Profiles, APFO Roads Test/Mitigation Plan/Traffic Study, Noise Study, Sight Distance Analysis/Speed Flow Study, Floodplain Study, Stormwater Management Comps/Geo-Tech Report, Industrial Waste Survey (DPW), Road Poster Form Letter, Justification Letter (checked), Perc Plat, Scenic Road Exhibits, Deeds, Photographs, Retaining Wall Comps/Details, Poster/Community or HDC Meeting Information, Route 1 Details/Summary.

Table with 2 columns: Applications, # of Plans. Includes items like Alternative Compliance Application (15), Planning Board Application, ASDP/CSDP Application, DED Application/Checklist, DED Fee Receipt/Deeds/Cost Estimate, Overall Scaled Composite, Water & Sewer Plans, List of Street Names.

WAS: [checked] Received Tentatively Approved Recorded
Received and Revised Approved On June 10, 2019

COMMENTS: Due- 17 Working Days: 7/3/19

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

H.O

DPZ STAFF INITIALS: JS