

#ZCU-2024-00417

ZONING CERTIFICATE OF USE

This Is To Certify That

Glenn Lail operating as Leisure Contracting LLC
 has been authorized use of 946 HAMMONDS LN BROOKLYN, MD 21225
 which is zoned C4-Highway Commercial
 for Contractor and construction shops and yards

Issued this 21st day of November, 2024

By: 
Ulric Dahlgren
 (Signed Electronically)
ANNE ARUNDEL COUNTY
Planning & Zoning

THIS IS NOT A CERTIFICATE OF OCCUPANCY
 It does not authorize occupancy, building, grading, clearing, filling or stockpiling, nor any type of development activity. Other permits may be required.



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

01-31-2023

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

SUBJECT: LAIL PROPERTY, AASCD# 2022-0069

The plans for the above referenced, January 30, 2023, have been reviewed. The District has no objection to the Preliminary Plans. The District will provide comments during the sediment control review.

Sincerely,
Justin Valkos
AASCD



M A R Y L A N D

Office of Planning and Zoning

Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

TO: Regional Team, Development Review Division

FROM: Samuel Meyers, Planner II, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments – Plan2040 and Region Plan Compliance

DATE: February 1, 2023

Name of Project: Lail Property, Hammonds Lane, Lot 10
Site Development Plan#: C22-0004-01 PP
Location: 210 Clyde Ave, Baltimore
Tax Map 4, Grid 5, Parcel 20
Region Planning Area: Region 1
Community: Brooklyn Park

Summary:

The applicant proposes to construct a 4,920 square-foot commercial contractor's yard. The property is located at 210 Clyde Ave, Baltimore.

The 0.58-acre property is zoned C-4 and is located in the Neighborhood Preservation Policy Area. The site is designated as Commercial on the Plan2040 Planned Land Use Map and within the Priority Funding Area, Growth Tier 1A, and the BWI Airport 4 Mile District.

This proposal is within Region Planning Area 1. Pre-planning for the Region 1 planning process began in December of 2022.

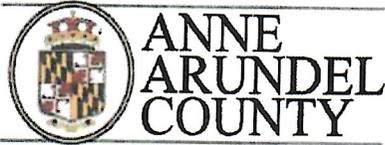
Findings:

The proposal is generally consistent with the overall goals and policies of Plan 2040; including, but not limited to:

- Policy HE2.2: Focus efforts for expansion of businesses and industries in Targeted Development, Redevelopment and Revitalization Policy Areas as well as in areas with existing or funded transit facilities.

Recommendations:

None



M A R Y L A N D

Office of Planning and Zoning

Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

TO: Regional Team, Development Review Division

FROM: Desirae Williams, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

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

DATE: February 1, 2023

Name of Project: Lail Property, Hammonds Lane, Lot 10

Subdivision Plan:

Project No:

Site Development Plan#: C22-0004 01 PP

Location: North side of Hammonds Lane, approximately 500 ft east of
Baltimore Annapolis Blvd
Tax Map 4, Parcel 20, Lot 10

Region Planning Area: 1

Growth Tier: 1A

Summary:

The applicant proposes to construct a contractor's yard. This property is located in the Existing sewer service category in the Baltimore City SSA and the Existing water service category in the Glen Burnie High WPZ. The applicant proposes that this site will not be serviced by utilities.

Findings:

The proposed plan is consistent with the goals and policies of the 2022 Water and Sewer Master Plan.



M A R Y L A N D
Office of Planning and Zoning

Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

TO: Courtney Wilson, Planning Administrator, Development Division

FROM: Elizabeth Nardi, Planner II, Development Division

SUBJECT: Lail Property, Hammonds Lane, Lot 10
#C2022-0004-01-PP

DATE: February 14, 2023

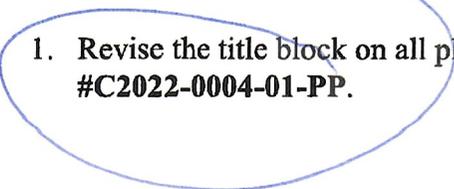
The subject property, located at Hammonds Lane, Lot 10 in Baltimore, MD, contains 25,377 square feet and is zoned C4 - Commercial Highway. The parcel is within a Priority Funding Area and within the Brooklyn Park Sustainable Community area. Additionally, it is labeled as Neighborhood Preservation under the General Development Plan - Plan2040. The property was previously recorded at Liber 3483 Folio 592 for a drainage easement over the northeastern corner of the property. The site is unimproved and mostly wooded. Proposed improvements include grading 4,920sf to lay gravel and establish the site's use as a contractor's yard; contractor and construction shops and yards are permitted in areas zoned C4 per Article 18-5-102 of the Code. 

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

A. Environmental Requirements: The application for final approval of the preliminary plan for this project was submitted after December 15, 2019 and, therefore, shall be governed by the law as it exists today.

1. Per Article 17-6-301(a), Forest Conservation requirements do not apply to preliminary plan and site development plan applications on areas less than 40,000 square feet. As this application is for a site containing only 25,467 square feet, Forest Conservation Requirements are not applicable. 


B. Planning Requirements:

1. Revise the title block on all plan sheets to include the associated project number #C2022-0004-01-PP. 



M A R Y L A N D

Office of Planning and Zoning

Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

TO: Courtney Wilson, Planning Administrator, Development Division

FROM: Elizabeth Nardi, Planner II, Development Division

SUBJECT: Lail Property, Hammonds Lane, Lot 10
#C2022-0004-01-PP

DATE: February 14, 2023

The subject property, located at Hammonds Lane, Lot 10 in Baltimore, MD, contains 25,377 square feet and is zoned C4 - Commercial Highway. The parcel is within a Priority Funding Area and within the Brooklyn Park Sustainable Community area. Additionally, it is labeled as Neighborhood Preservation under the General Development Plan - Plan2040. The property was previously recorded at Liber 3483 Folio 592 for a drainage easement over the northeastern corner of the property. The site is unimproved and mostly wooded. Proposed improvements include grading 4,920sf to lay gravel and establish the site's use as a contractor's yard; contractor and construction shops and yards are permitted in areas zoned C4 per Article 18-5-102 of the Code.

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

A. Environmental Requirements: The application for final approval of the preliminary plan for this project was submitted after December 15, 2019 and, therefore, shall be governed by the law as it exists today.

1. Per Article 17-6-301(a), Forest Conservation requirements do not apply to preliminary plan and site development plan applications on areas less than 40,000 square feet. As this application is for a site containing only 25,467 square feet, Forest Conservation Requirements are not applicable.

B. Planning Requirements:

1. Revise the title block on all plan sheets to include the associated project number #C2022-0004-01-PP.

2. Per the Sketch Plan-Preliminary Plan Checklist, revise the plans to include the following information for review in resubmittal;
 - a. Revise the Existing Conditions plan (sheet 2 of 3) to include the bearing and distance of the site outline (#14). Although this information is included on the Plan View (sheet 3 of 3), it must also be included on the Existing Conditions plan.;
 - b. Revise the parcel information labels for all parcels on all plans to reference the zoning of the lot (#16) and not the "Use".;
 - c. Revise the Existing Conditions plan to include the location, dimension and label of existing structures, driveways, sewers, water lines, storm drains, etc. on and within 100' of the site boundary (#17). Although this information is included for areas within 100' of the eastern and western site boundaries, it is not included along the northern or southern boundaries of the site—specifically, existing water lines, sewers, and storm drains located along Hammonds Lane are not included within the plan view of the Existing Conditions plan.;
 - d. Revise the "Site Notes" on the Cover Sheet (sheet 1 of 3) to include the area of existing impervious coverage in acres and square feet as well as the ratio of existing impervious coverage to total site area (#25).;
 - e. Revise the Existing Conditions plan to show clear delineation of the areas that are to be protected from development including, but not limited to, items 26 through 38 of the Sketch Plan-Preliminary Plan Checklist (#39).;
 - f. Revise the Existing Conditions plan sheet to include a Certification Note signed and sealed by the design professional, certifying that the location of all natural and manmade features shown on the plan have been field verified (#40).; and,
 - g. Revise the "Site Notes" on the Proposed Condition & Sediment Control plan (sheet 3 of 3) to include proposed coverage in both acres and square feet (#72)—although it is shown in square feet it must also be shown in acres.

C. Landscaping Requirements:

1. Per the Landscape Manual Section IV.B.2, a "Class A" 15' wide buffer planted at one (1) planting unit per 15 linear feet is required along the site's eastern boundary to provide screening for existing residential uses. Additionally, screening provided must be a minimum of 3' to 6' year round. It is noted that the applicant is proposing an 8' chain-link privacy fence with PVC slats or windscreen cover—please refer to Landscape Manual Section IV.B.2.c. for Fence Specifications. 

D. Recommendations:

1. None at this time.

E. Decision:

OPZ/Planning/Environmental/Landscape Withholds approval. All Items B1-2, must be addressed prior to Preliminary Plan approval. Item C1 must be addressed prior to Site Development Plan approval.



M A R Y L A N D

Office of Planning and Zoning

Jenny B. Jarkowski
Planning and Zoning Officer

MEMORANDUM

TO: Courtney Wilson, OPZ Development Division

FROM: Chungom Ntonifor, OPZ Transportation Development Team

SUBJECT: Lail Property, Hammonds Lane, Lot 10
Project #C2022-0004-00-PP
Preliminary Plan Review

DATE: February 17, 2023

Project Scope/Description - This project proposes the construction of a commercial contractor's yard in a zone located in Brooklyn.

Traffic Review

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

The developer has opted to address adequacy of public facilities at this stage of the development process. Adequacy of Public Facilities is being addressed as follows:

Adequate Public Facilities for Roads:

Adequacy of Public Facilities for Roads has been addressed for this development. Trip generation information was submitted showing that the proposed development will generate fewer than 50 trips per day.

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. Per Anne Arundel County Design Manual Chapter 3, the minimum width for a two-way entrance is 24 feet.

B. **Bicycle, Pedestrian, and Transit Assessment (BPTA)**

Not required, as no structures are proposed.

C. **Determination**

We are unable to recommend Preliminary Plan approval until comment A1 has been addressed.

Storm Outfalls:

Adequacy of facilities for the storm outfalls has been addressed. The submitted downstream investigation study demonstrates that the receiving drainage system has adequate capacity and is stable under the proposed development conditions.

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. Roads

The site has frontage along Hammonds Lane, which is a County public road and is currently classified as a Minor Arterial. The road along the entire frontage of this development appears to have partially improved to the required County standard based upon its classification; however the front property line(s)/right of way line(s) are currently shown extend into the existing public right of way and paved Hammonds Lane. The property line(s)/right of way line(s) must be clarified.

Offsite road improvements may be required to meet Roads APF- refer to OPZ Traffic Comments.

1. Why does the property extend into the existing public right of way and paved Hammonds Lane? Revise the property line/right of way line as per the deeds/right of way plats.

B. Storm Drainage

Storm drainage through and from this development is accomplished by utilizing a combination of open swales and closed storm drain system.

1. N/A

C. Stormwater Management

Stormwater management for this project is not required, as this development disturbs less than 5,000 square feet meeting the requirements of a Standard Grading Plan; however, as more than 1,000 square feet of impervious area are proposed and a change of use is proposed, the site must go through the Preliminary Plan and Site Development Plan processes.

1. An Existing Conditions Plan is required, showing all existing natural and environmental resources and includes all areas to be protected, an illustration of the "developable envelope" outside of these areas. The existing natural and environmental resource areas include: steep slopes, wetlands, streams, buffers, floodplain(s), highly erodible soils, specimen trees, soils (A, B, C and D), hydric soils, etc.
2. Show the buildable areas- Provide a clear delineation of the areas/features that are to be protected from development as highlighted.
3. Revise the Impervious Area noted in the chart on page 3 of the SWM Report.
4. Remove the references to gravel being porous throughout the report, as the County recognizes it as impervious.
5. Outline the site on pages 5 and 6 of the report.
6. Please print the site and outfall photos in color for the report.
7. Update the Conclusions section on page 10.

D. Utilities

This development is expected to be served by neither water nor sewer.

- i) No water use in the Glen Burnie High Water Service Area (#15, Map W-1) – Existing Service Category.
 - ii) No sewer use in the Baltimore City Sewer Service Area (#1, Map S-1) – Existing Service Category.
1. A SWAMP Analysis of water and sewer has not been requested because the number of EDU's is less than five (0). A Fire Flow Test may be required by the Office of the Fire Marshal. The consultant is encouraged to request this directly from the Department of Public Works.
 2. Reference/label the County Tracing Numbers/Record Drawing Numbers for the existing Public Water and

Sewer mains in Hamonds Lane.

E. Preliminary Plan/Sketch Plan



1. The notes mentioned in the Community Meeting that were to be added to the plans do not appear to be on the plans.
2. Show the proposed grading with contour lines. Also add spot elevations in several locations along the northern end of the gravel pad leading to the woods to reinforce the gravel pad should be level prior to flowing into the woods, as to limit the possibility of erosion.
3. Will the woods be placed in a protective Forest Conservation Easement?
4. Is the 12-foot wide driveway also gravel?
5. Add the LOD linetype to the Legend(s).
6. Add three grid tics to all plan views.
7. Add the Preliminary Plan Number to all correspondence.
8. Add the email address for "Contact" in the Plan Title Block.
9. If the Benchmarks are within the limits of the "larger" plan views, show and label them.
10. Add the Professional Certification to all correspondence that is signed and sealed including checklists.
11. A PT Soil Type is noted in the Soils Chart; however it doesn't appear to be in the plan view(s).
12. Add the percentage of the site area, to the soil chart that each soil type corresponds to.
13. Checklist Items #18 and 34 were checked off but not shown on the plans.
14. Add checklist Items #39, 40, 43B, 43C, 55, 57, 64B and 73 to the plans.
15. Steep slopes are mentioned in the report. If present, add the steep slope buffer to the top of the slopes. Note, the steep slopes and steep slopes buffer can't be disturbed by development.

F. Site Development Plan/Grading Permit Plan

1. Temporary Stormwater Management (TSWM) design per the County Stormwater Management Practices and Procedures Manual §7.1.7 (after March 1, 2017) shall be required for this project development prior to approval of the grading permit.
2. The new SWM Data Form effective July 1, 2020 (I&P Blue Notice IP-20-10) will be required on the grading permit plans.

G. Plat

1. N/A

H. Floodplain

1. N/A

I. Recommendations to Resolve Design Issues

1. It would be wise to add a level spreader or gravel diaphragm around the edge of the proposed gravel pad, so water flowing from it to the woods has a better chance to flow from the surface in a non-concentrated manner. If added to the plans, also add a detail for the device.

J. Determination/Recommendation

We are unable to recommend Site Development-01 Plan approval of these plans until comments A1, C1-7, D1-2, E1-15 and I1 have been adequately addressed.



Elizabeth Nardi <pznard20@aacounty.org>

[subcomments] MAA Response: Lail Property, Hammonds Lane Lot 10; C22-0004-01-PP

1 message

Jennifer Romanowski <jromanowski@bwiairport.com>

To: "bkowalczyk@richardsonengineering.net" <bkowalczyk@richardsonengineering.net>, "subcomments@aacounty.org" <subcomments@aacounty.org>

Cc: Jennifer Romanowski <jromanowski@bwiairport.com>

Fri, Feb 24, 2023 at 9:34 AM

In February 2023, the MAA received the preliminary plan submittal for the Lail Property (proposed contractor's yard located at Hammonds Lane, Lot 10). The MAA evaluation revealed that the site is located inside the 4-mile radius of BWI Marshall Airport and the limit of disturbance (LOD) is fewer than 5,000 s.f. Since the LOD is fewer than 5,000 s.f., the project is exempt from MAA SWM and Landscaping review. However, an Airport Zoning Permit Application (AZP) is required prior to obtaining County building permits. The structure elevations listed on the AZP will be evaluated for possible obstructions to the airspace surrounding the Airport. Future Final/SDP/Grading submittals for the Lail Property do not require MDOT MAA review/approval.

Link to MDOT MAA Airport Zoning Permit Application:<http://www.marylandaviation.com/content/permitsandforms/constructionzoning/index.html>

Feel free to contact me should you have any questions.

Sincerely,

Jennifer Romanowski, Airport Planner

MDOT MAA at BWI Marshall Airport

Office of Planning & Environmental Services

PO Box 8766, BWI Airport MD 21240

Phone: 410-859-7794 FAX: 410-859-7082



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MEMORANDUM

TO: Elizabeth Nardi, Regional Team, Development Division, OPZ, MS 6301
FROM: Anastasia Poulos, Cultural Resources Section/OPZ, MS 6401
SUBJECT: **Lail Property, Hammonds Lane, Lot 10 (C22-0004-01 PP)**
DATE: February 17, 2023

The Cultural Resources Section reviewed the Dash-1 preliminary plan for this project on Hammonds Ln. in Baltimore.

- A. Historic Resources:** There are no recorded historic resources in this project area.
- B. Archaeological Sites:** There are no recorded archaeological sites in this project area.
- C. Cemeteries:** There are no recorded cemeteries in this project area.
- D. Scenic or Historic Roads:** This property is not located on a Scenic or Historic Road.
- E. Determination:** **APPROVED**



Elizabeth Nardi <pznard20@aacounty.org>

[subcomments] Lail Property, Hammonds Lane, Lot 10 22-0004-01 PP

1 message

Christopher Owens <hdowen00@aacounty.org>
To: SUBCOMMENTS <subcomments@aacounty.org>

Wed, Feb 15, 2023 at 10:36 AM

The Anne Arundel County Health Dept. has reviewed the above referenced Preliminary Site Development Plan and recommends approval subject to the availability of public water and sewer.

--
Chris Owens
Commercial Review Specialist
Bureau of Environmental Health
Phone: 410-222-7218
Fax: 410-222-7479
hdowen00@aacounty.org

PROTECT THE ONES YOU LOVE


IT'S WORTH A SHOT
aacounty.org/covidvax



Elizabeth Nardi <pznard20@aacounty.org>

[subcomments] Lail Property, Hammonds Lane LOT 10 (C2022-0004-01 OO): SHA Review

1 message

Pradip Patel (D5 SHA) <PPatel10@mdot.maryland.gov>

Wed, Feb 22, 2023 at 9:53 AM

To: Courtney Wilson <pzwils39@aacounty.org>

Cc: "subcomments@aacounty.org" <subcomments@aacounty.org>, Jonathan Makhoulouf <JMakhoulouf2@mdot.maryland.gov>

Good afternoon Ms. Wilson,

Thank you for the opportunity to review a hard copy of preliminary plan on the RE project and upon review of it offers the following:

- The proposed development site (0.58 acres) site is located at Hammonds Lane (Lot 10), Baltimore in Anne Arundel County. Proposing to build a contractor yard with 4,920 sft gravel area covered by chain link fence and access from County/Local Road, Hammond Lane (CO-164).
- Proposed resubdivision is outside of the MDOT SHA [MD 648E, Baltimore Annapolis Blvd.](#) right-of-way. MDOT SHA has no objection.

Any additional work that may result i.e., offsite mitigation or State ROW improvements will require an SHA District 5 Access Permit.

The applicant shall coordinate directly with the MDOT SHA District Five Office for the improvements within the State's right-of-way which will require a MDOT SHA Access Permit. The MDOT SHA reserves the right to make additional comments upon formal submission through the District Five Office for pre-permit plan review. Please advise the applicant to submit the plans and supporting documentation in PDF format using the Access Management Electronic Plans Submittal system. The system can be accessed at www.roads.maryland.gov.

If you have any questions, feel free to contact Jonathan Makhoulouf at 410-841-1084 or emailJMakhoulouf2@mdot.maryland.gov.

Thank you,

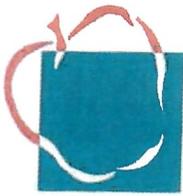


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ANNE ARUNDEL
COUNTY PUBLIC SCHOOLS

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

Date: January 31, 2023

TO: DEVELOPMENT DIVISION/
OFFICE OF PLANNING & ZONING
SUBJECT: LAIL PROPERTY, HAMMONDS LANE, LOT 10
COMMENTS DUE: FEBRUARY 17, 2023

FROM: SCOTT SCHULER
TYPE: PRELIMINARY PLAN
SUBDIVISION # N/A
SITE DEV. PLAN #: C22-0004 01 PP

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

The ELEMENTARY attendance area where this property is located is BROOKLYN PARK.

The MIDDLE SCHOOL attendance area where this property is located is BROOKLYN PARK.

The HIGH SCHOOL attendance area where this property is located is NORTH COUNTY.

Note: commercial property; no effect on school enrollments or school transportation

File: Planning/C/Subreviews/



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



MEMORANDUM

TO: Planner, Regional Team
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Lail Property, Hammonds Lane, Lot 10
Preliminary
Site Development Plan No. C22-0004-01PP

DATE: February 7, 2023

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

- This site is not within the Anne Arundel County Green Infrastructure Network, nor is it contiguous to one of our parks or trails.

The Department of Recreation and Parks recommends approval.

cc: SubComments
File



Mark R. Wedemeyer, Director

Memorandum

TO: Elizabeth Nardi, Planner II, Development Division, Office of Planning and Zoning

FROM: Jeff Bugno, PE, LEED AP BD+C, CBLP, Engineering Division, Department of Inspections and Permits

SUBJECT: Lail Property, Hammonds Lane, Lot 10
Site Development Plan Number: C22-0004-01-PP
Site Development Plan (SDP-01) Review #01

DATE: March 10, 2023

Project Scope/Description

The site is located on Hammonds Lane in Baltimore. It is 0.58 acres in size, located on Tax Map 4, Grid 5, Parcel 20, Lot 10, not located in the critical area and zoned C4, Highway Commercial District. It is approximately 430 feet east of Baltimore-Annapolis Boulevard. Hammonds Lane is a Public County Road and is classified as a Minor Arterial. The site is currently mostly wooded with no improvements besides a driveway apron and a sidewalk along Hammonds Lane. In the developed condition approximately only the front 1/3 of the site will be a graveled contractor's yard. There are no existing or proposed water and sewer connections.

Engineering and Utility Review

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

Adequacy of Public Facilities

The developer has opted to address Adequacy of Public Facilities (APF) at this stage, Preliminary Plan of the development process. Adequacy of Public Facilities is being addressed as follows:

Utilities:

The site is currently not served by private well and/or septic systems nor by public water and sewer. There are no proposed uses requiring water or sewer (only a graveled contractor yard). The number of EDU's was determined to be less than five (0), therefore a SWAMP Analysis of public water and/or sewer services was not required. Adequacy of facilities for utilities has been adequately addressed for this development.



M A R Y L A N D
Office of Planning and Zoning

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

Jenny B. Jarkowski
Planning and Zoning Officer

March 13, 2023

Richardson Engineering
% Patrick Richardson
7 Deneison Street
Timonium, MD 21093

Re: Lail Property, Hammonds Lane, Lot 10
Site Development Plan # C2022-0004-01-PP
Tax Map 4 Block 5 Parcel 20 (Lot 10)

Dear Patrick Richardson:

The Preliminary 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, February 14, 2023 |
| B. I&P/Engineering & Utilities | Approval withheld, March 10, 2023 |
| C. OPZ/Transportation | Approval withheld, February 17, 2023 |
| D. Soil Conservation District | Approval, January 31, 2023 |
| E. Health Department | Approval, February 15, 2023 |
| F. State Highway Administration | Approval, February 22, 2023 |
| G. Board of Education | Comments, January 31, 2023 |
| H. Fire Marshal | Conditional approval, January 30, 2023 |
| I. Recreation and Parks | Approval, February 7, 2023 |
| J. Maryland Aviation Administration | Conditional approval, February 24, 2023 |
| K. Cultural Resources | Approval, February 17, 2023 |
| L. Long Range Planning | Comments, February 1, 2023 |
| M. Long Range Planning – W/S Plan | Comments, February 1, 2023 |

I. Agency Comments to Be Addressed

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

- | | |
|--|-----------------------------|
| A. OPZ/Planning, Environmental & Landscape | Comments, February 14, 2023 |
| B. I&P/Engineering & Utilities | Comments, March 10, 2023 |
| C. OPZ/Transportation | Comments, February 17, 2023 |

II. Issues

None at this time.

III. Adequacy of Public Facilities:

Adequacy of Public Facilities for items A, B, C, D and E are acceptable and will be approved with the Preliminary Plan subject to any noted conditions.

- A. Fire Suppression: Adequacy of Fire Suppression has been demonstrated. The final decision regarding adequacy of fire suppression is deferred to the Fire Marshal. Please see the Fire Marshal's comments dated January 30, 2023.
- B. Roads: Adequacy for Roads has been demonstrated. Trip generation information was submitted showing that the proposed development will generate fewer than 50 trips per day. Please see OPZ/Transportation comments dated February 17, 2023.
- C. Schools: Adequacy for Schools has been demonstrated. Residential uses are not proposed. School adequacy is not required for this project.
- D. Utilities: Adequacy of Water and Sewerage has been demonstrated. The site is currently not served by private well and/or septic systems nor by public water and sewer. There are no proposed uses requiring water or sewer (only a graveled contractor yard). The number of EDUs was determined to be less than five (0), therefore a SWAMP Analysis of public water and/or sewer services was not required.
- E. Storm Drains: Adequacy of facilities for storm drainage has been addressed. The submitted downstream investigation study demonstrates that the receiving drainage system has adequate capacity and is stable under the proposed development conditions.

IV. Decision

- A. This Office must withhold approval of the Preliminary Plan until the issues set forth in Sections I, II and III, if applicable, have been resolved.