

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

Jenny B. Jarkowski
Planning and Zoning Officer

December 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 Conditional Approval, November 27, 2023
- B. I&P/Engineering & Utilities Approval, November 14, 2023
- C. OPZ/Transportation Approval, December 5, 2023
- D. Fire Marshal Approval, November 8, 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, November 27, 2023
- B. Maryland Aviation Administration Comments, February 24, 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 for the grading of 4,990sf 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.

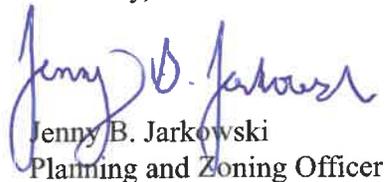
- A. Fire Suppression: Adequacy of Fire Suppression has been demonstrated. The final decision regarding adequacy of fire suppression is deferred to the Fire Marshal. Please see the Fire Marshal's comments dated January 30, 2023.
- B. Roads: Adequacy for Roads has been demonstrated. Trip generation information 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

This Office grants Preliminary Plan approval for the referenced project as of the date of this letter. This approval is subject to the comments in Sections I, II, and III, if applicable, listed above and attached, being satisfactorily addressed and resolved with the Site Development Plan submittal.

Each agency Site Development Plan submittal package shall include a point-by-point response letter addressing the comments in Sections I, II, and III, if applicable, above. Please note that as per Article 17-4-201, of the Anne Arundel County Code, the Site Development Plans must be submitted within twelve (12) months of the date of this letter (**December 13, 2024**) or the application for Preliminary Plan approval, as well as any approvals for Adequate Public Facilities, if applicable, will be void. The County shall record among the land records the record plat and other documents appropriate for recording. If you have any questions regarding this approval, please contact Elizabeth Nardi at pznard20@aacounty.org.

Sincerely,


Jenny B. Jarkowski
Planning and Zoning Officer

Cc: Courtney Wilson, OPZ
Hala Flores, I&P
Sarah Fowler, OPZ
Judy Motta, PC
Subhash Dhir, I&P
Chungom Ntonifor, OPZ
Elizabeth Nardi, OPZ
Ron Brigerman, DPW
theking426@yahoo.com, Owner
rick@richardsonengineering.net, Consultant
File
FY24/Preliminary 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: November 27, 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 4,990sf 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.

Please be advised, revisions to this application have resulted in additional comments being generated. 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. Per the Sketch Plan-Preliminary Plan Checklist, 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).

C. Landscaping Requirements:

1. Be advised, planting unit calculations indicate that 11 total Planting Units are required for the required screening for the site. However, the plans indicate that only 9 Planting Units are proposed with "existing trees to be supplemented with trees and shrubs to meet the requirements" but it is unclear where the existing trees are. Plans should be revised to propose the minimum required number of planting units. If there are existing trees in the buffer areas that are to be utilized in the planting units they should be identified (name, size, condition) on the plans and included in the calculations.

D. Recommendations:

1. None at this time.

E. Decision:

OPZ/Planning/Environmental/Landscape recommends conditional approval. Items B1 and C1 must be addressed prior to Site Development Plan approval.



Mark R. Wedemeyer, Director

Memorandum

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

FROM: Subhash Dhir, 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 Review #2

DATE: November 14, 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.

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.

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

1. No comments.

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. No comments.

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).

E. Preliminary Plan/Sketch Plan

1. No comments.

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. No recommendations.

J. Determination/Recommendation

We recommend Site Development Plan approval of these plans.

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 #C2022-0004-01-PP
Preliminary Plan Review

DATE: December 5, 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. No comments.

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

Not required, as no structures are proposed.

C. Determination

We recommend Preliminary Plan approval for these plans.



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>

Fri, Feb 24, 2023 at 9:34 AM

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

Cc: Jennifer Romanowski <jromanowski@bwiairport.com>

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



Maryland now features 511 traveler information!

Visit: www.md511.org

Please consider the environment before printing this email

LEGAL DISCLAIMER - The information contained in this communication (including any attachments) may be confidential and legally privileged. This email may not serve as a contractual agreement unless explicit written agreement for this purpose has been made. If you are not the intended recipient, you are hereby notified that any dissemination, distribution,

3/1/23, 9:04 AM

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

or copying of this communication or any of its contents is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender indicating that it was received in error and delete the original message and any copy of it from your computer system.



Office of the Fire Marshal
Subdivision & Development Review

TO: Planning & Zoning
Inspections & Permits

CC: SUBCOMMENTS@aacounty.org

FROM: Lt. Robert Flynn, Fire Marshal Division

DATE: November 8, 2023

SUBJECT: C-22-0004-01-PP Lail Property Hammonds Lane Lot 10

Approval is granted for the above referenced project.