



March 1, 2022

**RE: Chirichella Property Meeting Minutes
2890 Bethany Lane
Tax Map 17 Parcel 23
Total Area of the Project: 1.00 Acres
Proposed Subdivision: 1 lot single family detached house
Pre-Submission Community Meeting Minutes
February 24, 2022 7:00pm**

Dear Neighbor:

In accordance with Section 16.128(d) and (e) of the Howard County Subdivision and Land Development Regulations, a pre-submission community meeting was held 2/24/22 prior to the submission of the development plan to the Department of Planning and Zoning (DPZ). The following is a summary of the meeting:

- A summary presentation of the development was provided by Jim Witmer, the engineer for the project:
 - The proposed development is a subdivision consisting of one (1) lots of single family detached housing unit.
 - One single family detached house is proposed, and one existing house is to remain.
 - The development will go through the County subdivision plan process, beginning with this meeting. The Environmental Concept Plan (ECP) has been submitted and approved. The next submission will be the supplemental plan and plat, showing more detail regarding stormwater management, grading, etc. Once those plans are approved, an SDP will be submitted.
 - There are no wetlands, streams or specimen trees on the lot. Although, a stream buffer does extend onto this property from an offsite intermittent stream. No disturbances are proposed to the stream buffer.
 - No Alternative Compliance requests are anticipated, with the exception of the driveway.
 - The development will comply with county requirements.
 - A Micro-bioretenion and drywell is proposed for stormwater management.
 - The proposed house will be using public water and sewer. The property is zoned R-20.
 - The proposed house will be in the rear of the property, behind the existing house, which is to remain.

1) Question: Are sidewalks required along Bethany Lane? This will be the only property with a sidewalk.

Response: Howard County will require frontage improvements as part of the subdivision. This will include sidewalk, curb & gutter, and possibly road widening.

2) Question: How long will the process take before construction begins?

Response: Timing depends on plan reviews, allocations, and the owners decision based on the price of materials. The plat will taken several months to approved and possibly longer to record depending on allocations. Once approved there is still a site development plan process.

There were no more comments or questions and the meeting was concluded.