

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on November 6, 2019 at 9:00 a.m. in the Harford County Government Administration Building, 1st Floor Conference Room, 220 S. Main Street, Bel Air, Maryland. The meeting was chaired by Moe Davenport, Department of Planning and Zoning.

The following members were in attendance:

Moe Davenport	Chairman, DAC
Robin Wales for Bill Snyder	Volunteer Fire & EMS
Robin Wales	Department of Emergency Services
Patrick Jones	Soil Conservation District
Leonard Walinski	Health Department
Darryl Ivins	DPW Water & Sewer
Mike Rist	DPW Engineering
PFC Dan Buchler	Sheriff's Office
Rich Zeller	State Highway Administration
Jenni Daniels	Planner, Development Review
Jen Wilson	Planner, Development Review
Eric Vacek	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Joe Welsh	Valek Zarski
Mark Hadley	Avis Johnson
Scott Kearby	Eric Willem
Jake Adler	F. Goettner
Miguel Villarreal	Mark Robinson
Tripp Bailey	

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there are four plans on the agenda. Mr. Davenport explained that a brief presentation will be given by the consultant for the project. The DAC members will give their comments on the project. The meeting will then be opened up for anyone in attendance that may have questions or comments. If anyone has questions that are not answered, there are information request forms that can be filled out and submitted to the Department of Planning and Zoning and they will be responded to in writing. There is an attendance sheet on the back table. If a correct email address is given, a copy of the minutes will be e-mailed to you. The minutes are recorded and will also be published to the Department of Planning and Zoning's website.

3714 WOODSDALE ROAD

Located on the west side of Woodsdale Road; south of Waldron Road. Tax Map 61; Parcel 234. First Election District. Council District F. BOA 5902. Planner Jenni

Plan No. S410-2019 Construct 2,779 sf addition for a total of 10 residents/0.51 Acres/R4.

Received 10-04-2019 Avis M. Johnson/Welsh Engineering.

Verbatim Transcript

Joe Welsh – Welsh Engineering

Good morning everybody. My name is Joe Welsh I'm with Welsh Engineering. I'm representing the owner, I'm the engineer surveyor for the property. The owner is Avis Johnson, sitting in the back row with me and she is proposing to put in an assisted living facility. She currently has an existing building for the assisted living, which is 9 units she is currently approved for. She went to the Board of Appeals and has it approved for 10 units. What we are proposing is to put up a new building behind her existing house and take all of the living units out of the existing house and put them into a one story building so they are all on the same level, and she will have everyone in the same location. Then, there won't be any units in the existing house. The existing house will be used for rec rooms and those types of things. It is located at the end of Woodsdale Road. There is no traffic on that road. It is a cul-de-sac and ends at basically I-95. If you go there, there is no traffic. Ms. Johnson went to the Board of Appeals for 10 units. She is currently licensed with the State. We will be installing a sprinkler. If you have any questions I'll be happy to answer them.

Robin Wales for Bill Snyder – Volunteer Fire & EMS

- Recommend the use of non-combustible landscaping directly next to any parts of this structure.
- Attempt to allocate access for emergency apparatus. The current drawing makes it appear that only a small section of this building will be able to be reached by fire apparatus. Recommend an emergency-only road be placed on the north-side of the building.

Will ambulances be able to pull into parking lot?

Joe Welsh – Yes

Robin Wales – Ok.

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Robin Wales – Department of Emergency Services

Department of Emergency Services is requesting 6' – 8" address numbers put on your sign out front. You might want to cut back the foliage around the sign a little bit more.

Patrick Jones – Soil Conservation District

It appears that this is less than 5,000 sf of disturbance so no plan is needed to be approved officially but, sediment erosion controls are still important since this is in a Tier II Watershed. We just want to make sure we are not polluting the bay.

Len Walinski – Health Department

The consultant indicated to this office on October 22, 2019, that no beds will remain in the existing building once the addition is completed. The site is serviced by public water and public sewer.

This office has the following general comments regarding this proposal:

- The owner/applicant must contact the Office of Health Care Quality at 410-402-8185 regarding licensing requirements for Assisted Living Facilities.
- Additional comments from this office will be provided at the time of the building permit or tenant/occupancy permit. It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.
- The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.
- If another agency requires a revised series of the plan, the HCHD will require provision of a statement that no wells and/or septic systems are located within 100 feet of the property lines.

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Darryl Ivins – DPW Water & Sewer

The following comments shall be included as conditions of Site Plan approval for the above-described project:

The existing water service and meter size may not be adequate for the proposed increased use. The location and size of the water meter/backflow preventer will be determined during the review of the Commercial Service application. If the meter is 1½” or larger, then an easement may be required around the vault, depending upon its location. If an easement is required, the owner will be required to prepare a deed of easement with an exhibit. It must be prepared and submitted for review as soon as it has determined that an easement is necessary. The Commercial Service application may not be approved until the easement is recorded.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. The Commercial Service Application Number 20064 must be added to the title block of the site plan submitted with the Application for approval. Contact the Division of Water and Sewer Administration and Permitting Section at 410-638-3300 for additional information.

Mike Rist – DPW Engineering

1. Land disturbing activities exceeding 5000 square feet will require that sediment control and stormwater management be addressed.
2. A commercial access permit is required for the site if any changes are proposed to the entrance.

PFC Dan Buchler – Sheriff’s Office

The sheriff’s office has no comments or questions.

Rich Zeller – State Highway Administration

The MDOT SHA has no objection to Site Plan approval as access to this site will be from a county road, and there are no right-of-way impacts to the MDOT SHA.

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Jenni Daniels – Planner

1. The property is zoned R4 (Urban Residential) and totals 0.51 +/- acres. This plan proposes to construct a 2,779 square foot addition for a total of 10 residents in an existing assisted living facility.
2. This plan is subject to the conditions noted in the Harford County Board of Appeals Case Number 5902.
3. A Landscaping plan (L411-2019) has been submitted to the Harford County Department of Planning and Zoning for review.
4. This property is located within a Tier II watershed. The applicant will be forwarded the required MDE checklist. Questions regarding the checklist may be forwarded to Brittany Long of the Department of Planning and Zoning.
5. No exterior lighting has been proposed or shown on the site plan.
6. All proposed signage shall conform to the Sign Code and will require permits from the Department of Planning and Zoning.

Public Comments:

There were no public comments.

HARFORD COUNTY FLEET MAINTENANCE FACILITY

Located on the west side of North Fountain Green Road (Route 543); south of Hickory Bypass (Route 1). Tax Map 41; Parcel 667; Lots 11 & 12. Third Election District. Council District D. Planner Jen.

Plan No. S415-2019 Construct one story 58,806 sf Fleet Maintenance Facility/10.89 Acres/Gl.

Received 10-08-2019 Harford County/Site Resources.

Mark Hadley – Site Resources

I'm Mark Hadley with Site Resources we are here on behalf of Harford County which is the owner of lots 11 and 12. These two lots are the last remaining lots of the corporate center development that took place back in 1990-2000. The current two lots are vacant. They were formerly used for a mulching operation. We will be consolidating these two lots into one lot and proposing the new Harford County Fleet Maintenance Facility which is roughly around 58-60,000 sf building that will basically service, maintain and repair public school busses for Harford County, emergency vehicles for Harford County and other maintenance vehicles for Harford County. That's all I have.

Robin Wales for Bill Snyder – Volunteer Fire & EMS

- Building will require a Knox Key Box installed on the exterior. The box shall be keyed for the Bel Air Fire Department. Contact 410-638-4400 for the Box.
- Hydrant Placement:

The Bel Air FD, in conjunction with the developer, has edited the hydrant placement on this property:

1. On-site hydrant placement can be reduced from 4 to 1. The on-site hydrant that is at the rear of the structure shall remain. The developer can supply this hydrant in various ways as long as it meets flow requirements.
2. Developer will work with Harford County W & S to relocate the two hydrants on Enterprise Court where one hydrant will be located at both entrances to this property.

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Robin Wales – Department of Emergency Services

Address #1304 Enterprise Ct will be utilized for the maintenance facility. For NextGen911 routing purposes, the entrance does not have an access off N Fountain Green Rd (MD 543), only Enterprise Ct.

Patrick Jones – Soil Conservation District

An adequate sediment and erosion control plan needs to be approved before a grading permit can be issued. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase. The new 2011 Maryland Standard and Specification for Soil Erosion and Sediment Control must be utilized.

Storm Water Management Facility meeting the Small Pond Standard (practice 378 design will have to be approved by the Harford SCD. Also, the pond design must be approved prior to the sediment control plan being signed. Outfall location will be reviewed during design reviews and must safely convey over steep slopes.

A NOI permit is requires from MDE when a project disturbs more than 1 acre. Please contact MDE about the NOI permit process.

Len Walinski – Health Department

Mark, will you have any fuel pumping stations there?

Mark Hadley – I will have to get back to you on that.

Len Walinski – The site will be services by public water and sewer.

This office has the following general comments regarding this proposal:

- Automotive operations storing more than 1,000 gallons of waste oil on-site require an Oil Operations Permit from the Maryland Department of the Environment (MDE), Waste Management Administration. Functions such as auto body repair and painting may require an MDE Air Quality Permit from the Air and Radiation Management Administration prior to construction.
- If fuel pumps are provided, a certified Underground Storage Tank (UST) Installer must be used to place the fuel storage tanks and register the installation with Maryland Department of the Environment (MDE), Oil Control Program. For additional information, please contact Jeffrey S. Wenck at 410-537-3485. A permit may be required from MDE, Air and Radiation Administration to construct and operate the

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vapor recovery system. A permit to operate is required from MDE prior to placing the fuel pumps into service.

- It is the responsibility of the owner/operator to be aware of any regulatory requirements for the proposed use and for obtaining appropriate permits.
- If a snack bar or vending machine area is planned, review will be required by the HCHD's Division of Food Control. If there are any questions concerning this review process, please contact Justin Waszkiewicz at 410-877-2309.
- The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.
- If another agency requires a revised series of the plan, the HCHD will require provision of a statement that no wells and/or septic systems are located within 100 feet of the property lines.

Moe Davenport – I think someone indicated that there will be no gas?

Ed Maley – Harford County Public Works

That is true.

Moe Davenport – Thank you, Ed.

Darryl Ivins – DPW Water & Sewer

A new series of this plan is required to address the following comments, concerns and/or requirements of the Department of Public Works, Division of Water and Sewer, on the above described project:

The next series of this Site Plan and the Stormwater Management Plan shall show the future proposed 20" water main that will be constructed along the southern and western property lines. It was intended to be constructed within the existing exclusive use utility easement in this area. The Division of Water and Sewer would like to have a twenty foot wide clear area along the northwestern and southwestern property lines to be able to construct the water line and be able to construct the aforementioned water main and avoid costly removal and

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repair of the curbing, paving, fencing and plantings within the existing easement. Some of the width could be in the road right of way, behind the curb of Enterprise Court. Our office suggests that you have a utility locating company locate any utilities along the right of way of Enterprise Court in front of the property. This will give everyone an idea of how much revision, if any may be required to the site plan as currently drawn.

It is not necessary to construct a new sewer service for this project. There are three existing sewer services. One of them must be used to serve the proposed building. Show the new sewer service configuration on the next series of the plan.

The sewer service into the lamphole near the rear of Parcel 325 must be removed. The remaining two services may be found on Contract #9935. The unused sewer services shall be abandoned by removing the cleanout, including the wye at the end of the service and capping the service. The locations of the services and a description of the work shall be shown on the utility plan submitted with the Commercial Service application.

Trees may not be placed within the drainage and utility easements or the SHA road right-of-way within fifteen feet (15') of existing or proposed utilities. The proposed landscaping within the existing easement along the northwestern and southwestern sides of the property should be relocated so that it will not be destroyed when the water main is constructed. **A new series of the landscaping plan will be required to address this comment.**

The stormwater management which runs onto Lot 13 shall be adjusted so that it will not interfere with the existing and proposed water and sewer utilities. The configuration must provide a minimum of 5 feet clear between the proposed storm drain, the existing 8" sewer and the future 20" water main and a minimum of 10 feet clear between the future 20" water main and the edge of the D&U easement. These requirements are based upon our earlier review of the proposed layout of the storm drain in this area.

There is a fire protection water main along the rear of the building that will run generally parallel to the existing sewer main in the area. The main must be located a minimum of ten feet from the existing sewer line.

There are three unused water services that must be abandoned with the utility work for this project. All three are on Enterprise Court. The first is located approximately 60' from the hydrant closest to Route 543. The ¾" service must be separated from the main, the corporation stop closed, encased in concrete, and the meter and vault removed at the right of way line. The other two are shown on Contract #9934. They are 4" stubs to the property line. These two services must have the valves removed at the main and the service capped. The blow-offs and the roadway boxes must be removed from the right of way line. The locations of the services and a description of the work shall be shown on the utility plan submitted with the Commercial Service application.

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The location of the water service, meter setting and backflow preventer will be determined at the time of the Commercial Service Application. If an inside meter setting is required, locate the water service to the building to minimize the length of the unmetered private water service. If an outside meter is required, it shall be located within a public drainage and utility easement.

A flow test must be performed to determine the water pressures and flows that are available for the design of this project. The developers engineer shall perform the test prior to submitting the Commercial Service Application for review. The test should be submitted to Mr. Dave Burke at the Division of Water and Sewer. You may contact him for additional information concerning the test.

Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

A sampling manhole shall be installed on the sewer service at the edge of the drainage and utility easement.

The construction contract numbers for the existing utilities shall be shown on the drawing submitted with the Commercial Application.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. The Commercial Service Application Number 20065 must be added to the title block of the site plan submitted with the Application for approval. Contact the Division of Water and Sewer Administration and Permitting Section at 410-638-3300 for additional information.

Mike Rist – DPW Engineering

1. A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.
2. Stormwater quantity management has been provided in the Regional Facility.
3. Additional management must be provided for this site in accordance with the 2000 Design Manual as amended by Supplement 1.

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4. A stormwater management concept plan has been submitted for review approval. Comments must be addressed on subsequent stormwater plan submittals.
5. The final stormwater management plan shall be approved prior to the issuance of a grading permit. A stormwater management permit is required prior to the issuance of a building permit.
6. Maintenance of the regional stormwater management facility (facilities) is (are) the responsibility of the lot owner (s) and shall be stipulated in the association documents. Maintenance items noted in the most recent inspection shall be completed as a condition of the grading permit.
7. Stormwater management practices located on individual lots are the maintenance responsibility of the owner.
8. Commercial access permits are required for the site.
9. The northerly entrance shall be 25' wide with 25' radii. The southerly entrance shall be 30' wide with 30' radii. The center entrance shall be 30' wide with 30' radii and shall enter perpendicular to the roadway or it shall be constructed and signed as a 15' wide one-way exit.

PFC Dan Buchler – Sheriff's Office

The sheriff's office has no comments.

Rich Zeller – State Highway Administration

The MDOT SHA has no objection to Site Plan approval as access to this site will be from a county road, and there are no right-of-way impacts to the MDOT SHA.

Jen Wilson – Planner

1. The proposed site is shown on recorded plat 96-84 in the Land Records of Harford County. This plat shall be revised to combine lots 11 and 12. A Preliminary Plan & Final Plat shall be submitted to the department for review via the abbreviated process and the revised plat shall be recorded prior to the issuance of a grading permit and/or application of a building permit.
2. The consultant shall clarify the calculation of the required parking spaces and revise the plan as needed to meet the requirements outlined in Section 267-26 of the

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Harford County Zoning Code.

3. A Landscape Plan has been submitted for review and a new series of the plan is required. Foundation plantings are required and shall be provided.
4. The project is subject to the Harford County Forest Conservation Regulations. A Revised Forest Stand Delineation has been approved. A new series of the Forest Conservation Plan shall be submitted for review providing the location and planting details of the proposed off-site reforestation area.

Public Comments:

There were no public comments.

LAKESIDE BUSINESS PARK LOT 8A - PRELIMINARY

Located on the northeastern corner of the intersection of Lakeside Blvd & Quarry Dr; Tax Map 61; Parcel 649; Lots 8-10. First Election District. Council District A. Planner Eric.

Plan No.	P418-2019	Combine three existing lots into one/14.578 acres/LI.
Received	10-09-2019	FRP Lakeside LLC #3/Johnson Development Associates, Inc. Baltimore Land Design Group, Inc.

LAKESIDE BUSINESS PARK LOT 8A - SITE

Located on the northeastern corner of the intersection of Lakeside Blvd & Quarry Dr; Tax Map 61; Parcel 649; Lot 8A. First Election District. Council District A. Planner Eric.

Plan No.	S419-2019	Construct 244,576 sf office/warehouse/14.578 acres/LI.
Received	10-09-2019	FRP Lakeside LLC #3/Johnson Development Associates, Inc. Baltimore Land Design Group, Inc.

Valek Zarski – Baltimore Land Design Group, Inc.

Good Morning. My name is Valek Zarski. I am the project manager with the Baltimore Land Design Group and also with me is Mark Robinson who is the representative with Johnson Development Associates. We have three lots under contract at this moment. Those three lots are the lots of the Lakeside Business Park which began some 20 years ago. Johnson Development Associates would like to combine those three lots into one lot and improve the site with a close to 250,000 sf warehouse and distribution building with a dock and supporting parking spaces and parking for the trailers. One thing that is very important if you look at the 1997 record plat on lot 7 there is existing drainage and utility easement to provide sewer access to adjacent properties. Lot 7 parking is built. When we prepared this plan and also we had a community input meeting and Johnson Development has worked very close with next door property adjacent here and what we are going to do, we are going to provide drainage and utility easement for the installation of that sewer line. It will be done under separate commercial permit.

Darryl Ivins – Prior to the construction of the parking lot itself?

Valek Zarski – I think what we are trying to do we are trying to do this and everything will be working and are in the process of drafting the agreement with all of the details. I think that is everything. What I would like to do if you don't mind? I would like to ask Mark to say a few words about the project.

Mark Robinson – Sure, I'm Mark Robinson with Johnson Development Associates. Johnson Development Associates, we are a real estate developer. We develop industrial multi-family and self-storage properties across the United States. The industrial division has historically been active in the southeast developing about 22 million square feet of industrial product. Recently, we have expanded into the northeast looking for sites such as this between DC and

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New York City. We are very interested in this site due to its proximity to the population centers of Baltimore, Washington, Philadelphia and New York. As well as its proximity to the Port of Baltimore, so we can service any port related tenants. The site itself is located in a well-designed and well maintained industrial park with close proximity to I-95, allowing truck traffic to get on and off the highway limiting their time on local roads. The 245,000 square feet that we are proposing is well designed for this market. We see a lot of tenant interest in that size range and we are very excited to do business here in Harford County and look forward to working with you guys in the future.

Moe Davenport – Thank you so much.

Robin Wales for Bill Snyder – Volunteer Fire & EMS

- Building shall have a Knox Key Box installed per NFPA 1, Part III, 3-6. Key Box shall be keyed for the Harford County Fire Service. Contact: 410-638-3955.

Robin Wales – Department of Emergency Services

No comment on the preliminary plan.

On the site plan, the proposed building must clearly display 10” – 12” address numbers along with the road name on both sides of the building, since it accesses from Lakeside Blvd and Quarry Dr.

“Public safety wireless radio communications inside a building is essential to the safety of those occupying the structure as well as fire, law enforcement and emergency medical providers responding to a call for help. Buildings that are greater than 5,000 square feet, higher than 50 feet, contain underground storage or parking and are constructed of materials that impede wireless radio signals that may adversely affect the response of public safety providers. Please consider including wiring, electrical connections and other infrastructure that may be needed for an in-building 800 MHz amplifier. Department of Emergency Services will test coverage in your facility once construction is finished. Call 410-638-4900 for this assistance.”

Please advise if the facility will have Closed Circuit Television (CCTV) Cameras. If so, please comment on Emergency Service’s ability to access the camera feeds or provide a point of contact to comment on this matter. DES will follow up after use & occupancy permit approved.

Emergency Services must have a list of at least 3 (three) emergency contacts for notification, response, and securing purposes if the facilities are not in operation 24 hours a day.

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Patrick Jones – Soil Conservation District

An adequate sediment and erosion control plan needs to be approved before a grading permit can be issued. The sediment and erosion control plan must be integrated with the SWM strategy at the design phase. The new 2011 Maryland Standard and Specifications for Soil Erosion and Sediment Control must be utilized.

We recommend, as per the new 2011 Maryland Standards and Specification for Soil Erosion and Sediment Control, that the Tier II Watershed buffers are utilized for this site.

If any proposed Storm Water Management Facility meets the Small Pond Standard (practice 378), the pond design will have to be approved by the Harford SCD. Also, the pond design must be approved prior to the sediment control plan being signed. Outfall location will be reviewed during design reviews and must safely convey over steep slopes.

A NOI permit is required from MDE when a project disturbs more than 1 acre. Please contact MDE about the NOI permit process.

Len Walinski – Health Department

This plan proposes to combine three existing lots into one lot, Lot 8A. The site is serviced by public water and public sewer.

If another agency requires a revised series of the plan, the HCHD will require provision of a statement that no wells and/or septic systems are located within 100 feet of the property lines.

Additional comments will be forthcoming upon review of the site plan.

The final plat must bear the master plan conformance statement. In addition, a statement signed by the owner must appear on the final plat declaring that a community water supply and a community sewerage system will be available to all lots offered for sale.

For the Site Plan:

Specific comments for this project will be provided at the time of the building permit review.

This office has the following general comments regarding this proposal:

- If the site will be used for the warehousing, distribution, packaging or processing of food or food products, review will be required by the Maryland Department of Health

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(MDH), Office of Food Protection. If there are any questions regarding this review, please contact their office at 410-767-8400.

- If a snack bar or vending machine area is planned, review will be required by the HCHD's Division of Food Control. If there are any questions concerning this review process, please contact Justin Waszkiewicz at 410-877-2309.
- The owner/developer is reminded that during the development of this project when soil moisture conditions are low, measures must be implemented to prevent the generation of dust until a permanent vegetative cover is established and all paving is completed.
- If another agency requires a revised series of the plan, the HCHD will require provision of a statement that no wells and/or septic systems are located within 100 feet of the property lines.

Darryl Ivins – DPW Water & Sewer

The following comments shall be included as conditions of Site Plan approval for the above-described project:

Since the proposed uses in the building on this site are not yet known, the location of the meter setting and backflow preventer will be determined at the time of the Commercial Service Application. If an inside meter setting is required, locate the water service to the building to minimize the length of the unmetered private water service. If an outside meter is required, it shall be located within a public drainage and utility easement.

There are two unused water services to this site. They are located on Lakeside Boulevard, adjacent to the stormwater management pond and at the end of the water main on Quarry Drive. At both locations, the valve on the service at the main shall be removed and the service capped and restrained. The blow-off on each service at the edge of the right of way shall be removed along with the road way boxes. The locations of the services and a description of the work shall be shown on the utility plan submitted with the Commercial Service application.

The proposed public sewer main shown on the north side of the building will require a Public Works Utility Agreement. It is the developer's or their representative's responsibility to contact the Division of Water and Sewer, W&S Administration Section at wspermits@harfordcountymd.gov to request the preparation of the PWUA concurrent or following the submittal of the water and sewer contract drawings for this project. The title of the public sewer main will be Lakeside Industrial Park Sewer Extension, Contract No. 19327.

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The easement for the public sewer main shall extend to the adjacent property line.

A sampling manhole shall be installed on the sewer service at the edge of the drainage and utility easement.

Any sewer cleanouts that are located within the paved area shall be installed using the County cleanout in paving detail S-28. The detail shall be shown on the utility plan and referenced on the plan and/or profile drawing.

A Commercial Service Application must be completed by the owner and approved by Harford County before a building permit will be issued for this project. The Commercial Service Application Number 20063 must be added to the title block of the site plan submitted with the Application for approval. Contact the Division of Water and Sewer Administration and Permitting Section at 410-638-3300 for additional information.

The construction contract numbers for the existing utilities shall be shown on the drawing submitted with the Commercial Application.

Valek Zarski – We will have a separate commercial application for the sewer connection.

Darryl Ivins – Yes, it will be a public works utility agreement. And, whoever desires to execute that should contact our office with the information shown on our comments here.

Mike Rist – DPW Engineering

1. A sediment control plan and a grading permit will be required for the development of this site. Sediment controls are to be designed to the specifications as set forth in the Maryland Standards for Erosion and Sediment Control, latest edition.
2. Stormwater quantity and quality management has been provided in the existing Regional Facility.
3. Maintenance of the regional stormwater management facility (facilities) is (are) the responsibility of the lot owner (s) and shall be stipulated in the association documents.
4. Commercial access permits are required for the site.
5. The widths shall be 35' with 35 minimum curb radii for the truck entrances. The minimum width for employee entrances shall be 25' with 35' radii or 30' with 30' radii.

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6. Sidewalk handicap ramps shall be constructed at the entrances.
7. A utility permit will be required for the construction of the stormdrain connections within the County right-of-way.
8. Computations are required to ensure the existing stormdrain systems is adequate to handle the additional runoff from the site.
9. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Devices and State Highway Administration Supplement.

PFC Dan Buchler – Sheriff's Office

The sheriff's office has no comments or questions.

Rich Zeller – State Highway Administration

The MDOT SHA has no objection to Preliminary or Site Plan approval as access to this site will be from a county road, and there are no right-of-way impacts to the MDOT SHA.

Eric Vacek – Planner

1. The property totals approximately 14.57 acres. This plan proposes to subdivide recorded lots 8, 9, and 10 of the Lakeside Industrial Park and create a 344,576 square foot office/warehouse building on reconfigured Lot 8A.
2. Recorded plat 97-81 shall be revised and recorded to reflect the proposed commercial subdivision and subsequent creation of Lot 8A.
3. A Landscaping plan has been submitted concurrent with the preliminary and site plan to the Harford County Department of Planning & Zoning for review. An itemized estimate totaling \$43,750.00 was provided to ensure the plantings of the required landscaping. Any exterior waste disposal or dumpsters also need to be fenced and landscaped if they are proposed. Foundation plantings are required at proposed building entrance locations.
4. Exterior lighting shall be directed away from adjoining properties.
5. Parking must meet the minimum requirements of Section 267-26 of the Harford County Code. Vacek you are showing some future parking spaces to the north of the proposed warehouse? About 51 spaces?

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Valek Zarski – Yes

Eric Vacek – 51 spaces. Which aren't included in the calculation of required. When do you intend to build those and are they servicing this facility?

Valek Zarski – In this case, we don't have the tenants for the building so, at this moment we are going to build spec building hoping to find a tenant and then we will know how many parking spaces we need. I'm am thinking maybe 5% and we will do the final calculation. I am aware of the 125%

Eric Vacek – And, also the total lot coverage and impervious area. You have calculated that?

Valek Zarski – Yes, to be sure that I am complying.

Eric Vacek – Thank you for clarifying that.

As noted, the property is in a Tier II watershed so we have asked that you work with the other agencies and what they will need.

Valek Zarski – I will

Eric Vacek – Thank you very much.

Public Comments:

There were no public comments.

Moe Davenport – Are there any other questions or comments? If not, this concludes our meeting for today. Thank you for your attendance.

Meeting adjourned at 9:35 am.