

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on January 15, 2020 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
Bill Snyder	Volunteer Fire & EMS
Robin Wales	Department of Emergency Services
Patrick Jones	Soil Conservation District
Lisa Kalama	Health Department
Leonard Walinski	Health Department
Darryl Ivins	DPW Water & Sewer
Mike Rist	DPW Engineering
PFC Dan Buchler	Sheriff's Office
Missy Valentino	Board of Education
Paul Magness	Parks & Recreation
Rich Zeller	State Highway Administration
Crysta Draayer	Planner, Development Review
Jenni Daniels	Planner, Development Review
Eric Vacek	Planner, Development Review
Lori Pietrowski	Administrative Specialist

Also in attendance:

Sharon Youmans	Robert Wilson
Amy DiPietro	Bill Rehrig
Lauren Daniels	David Laiken
Brad Stover	Barbara Risacker
Wayne Karch	Clarence Cullum
Debra Batzer	Gloria Moon
Skip Bierman	Paula Mullis
Mary Smith	Brian Phipps
Dustin Ferguson	Justin Waszkiewicz
Jake Adler	Donte H.
Mitch Ensor	Kirk Salio
Bob Capalongo	Judy Rose
Robert Hawbaker	Ron Adams
Fred Sheckells	

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. He explained there are six 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.

3044 JAMES RUN ROAD

Located on the north side of James Run Road; east of Calvary Road (Route 136). Tax Map 50; Parcel 52. Third Election District. Council District E. BOA 5907. Planner Crysta

Plan No. S515-2019 Commercial Vehicles & Equipment Storage/5.25 acres/AG.

Received 12-18-2019 Land Care/Landscape, Inc./Bay State Land Services.

Verbatim Transcript

Mitch Ensor – Bay State Land Services

My name is Mitch Ensor with Bay State Land Services presenting the plan before you today. As you mentioned it is located at 3044 James Run Road. The site is 5.25 acres and is zoned Ag. Its current use is an existing gravel driveway and existing residential trailer. The proposed use is residential with commercial vehicle storage and equipment storage. The proposed use was subject to a Board of Appeals case. That case number is 5907. It was approved and a requirement of the case was to bring this proposed use to DAC for DAC Committee review and public comment. The proposal at this time is to as requested store commercial vehicle equipment there at the site. A landscaping plan and a forest conservation plan has been submitted for the project. At this time, there is no proposal to expand any impervious surfaces beyond 5,000 sf. At this time, there is no proposal for expansion. With that I'll open it up to DAC Committee member comments and public comments.

Bill Snyder – Volunteer Fire & EMS

No comment.

Robin Wales – Department of Emergency Services

The Department of Emergency Services is requesting that you please display the address numbers and letters on a sign at the end of the driveway, so that they will be absolutely clear and large enough for emergency responders to locate your address off of James Run Road without any difficulty.

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Emergency Services must have a list of at least 3 (three) emergency contacts for notification, response, and securing purposes.

Patrick Jones – Soil Conservation District

Since I didn't see any grading on the plan I have no comment.

Lisa Kalama – Health Department

The site is currently served by a private well and on-site sewage disposal system (OSDS).

The site plan as submitted by the consultant on December 18, 2019 contained incomplete information to allow for the comprehensive review of this proposal. In order for the HCHD to continue its review, the following information must be submitted:

- Clarify the proposed use of the existing trailer. Will the trailer simply be used as living space, or are other commercial uses planned? If additional commercial uses are planned, provide a more detailed description, and indicate the correct number of employees that will be utilizing the facility. The original OSDS permit from 1974 indicated the number of bedrooms for the existing trailer be set at two (2), translating to a maximum allowable flow of 300 gallons per day (gpd). Any commercial use, or dual use as proposed would increase the flow to the existing OSDS to 400 gpd or greater. Soil percolation (perc) testing was conducted in April of 2019 and proved to be unsatisfactory. Additionally, the original OSDS was installed based on unsatisfactory perc test results conducted in 1972, and on the condition that the system be 'oversized' when installed. Please be aware that additional testing may be required at the discretion of the HCHD in order to establish a suitable location for future repairs to the OSDS.
- Any revised print submitted to the HCHD must include all locations from the soil percolation tests conducted on April 16, 2019. These prints must also include a legend that clearly represents the difference between a passing versus a non-passing test, with easily distinguishable symbols.

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.

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3. The entrance width shall be 25' with 35' minimum radii.
4. The driveways shall provide adequate sight distance for a 30 mph design speed and must be paved with the County right-of-way.

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.

Crysta Draayer – Planner

1. This plan proposes to establish a residential with commercial vehicles and equipment storage use on an agriculturally (AG) zoned parcel.
2. This plan is subject to the conditions noted in the Harford County Board of Appeals Case Number 5907.
3. This project is subject to the Harford County Forest Conservation Regulations. A combined Forest Stand Delineation/Forest Conservation Plan (FSD/FCP511-2019) has been submitted to the Department of Planning and Zoning and is under review. There are wetlands and a stream located on the property. Appropriate buffers are required for all streams and from the edge of the non-tidal wetlands. These areas shall be labeled as "Natural Resource District" (NRD) on the final plat.
4. A Landscape Plan (L518-2019) has been submitted and is under review.

Public Comments:

There were no public comments.

WATER'S EDGE HOTEL – LOT 3

Located on the south side of Pulaski Highway (Route 40); west of Bata Blvd. Tax Map 62; Parcel 861; Lot 3. First Election District. Council District F. Planner Jen.

Plan No. S516-2019 Construct 4 stories 54,000 sf Hotel; 4.64 acres; CI.

Received 12-18-2019 4690 Water's Edge LLC/Bush River Offices LLC/G.W. Stephens Jr & Associates.

Clarence Cullum– G.W. Stephens Jr. & Associates

I am here to present the site plan for a hotel in Water's Edge. Briefly, it is a four story hotel at the Water's Edge Corporate Park which will serve the Corporate Park there as well. A little bit of environmental sense of the area we are going to bring into the existing parking area. I look forward to your comments.

Bill Snyder – Volunteer Fire & EMS

- Building will require a Knox Box. It shall be keyed for Harford County Fire/EMS Services. Contact 410-638-3955 to obtain Box.

Also, on the map you have something indicating overhang on the front of the building. Is that going to go over the parking lot?

Clarence Cullum – It will on the drive up for dropping off hotel guests.

Bill Snyder – We request that it be at least 11 feet tall to allow for ambulances to get under it.

Robin Wales – Department of Emergency Services

Lot 3's proposed 4 story hotel building will be addressed #4680 Millennium Dr. This address will work if displayed properly, available, and approved by planning & zoning.

The proposed building must display 10" – 12" address numbers and letters including the road name due to close proximity to U.S. 40. The address must be clearly visible from Millennium 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

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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.

Patrick Jones – Soil Conservation District

Concept SWM plans have been submitted and reviewed.

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.

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 the construction of a 4 story 54,000 sq. ft. hotel. The site is serviced by public water and sewer.

This office has the following comments regarding this proposal:

- Hotel operations that offer certain vending machine items and/or continental breakfast will require review from the HCHD’s, Food Control Section. A food service facility review package must be completed prior to the issuance of the Certificate of Occupancy permit. To request a food service facility review package, the owner or his/her agent should contact the Permits and Plan Review Division at 410-877-2300.
- The HCHD encourages the owner/developer to consider smoke-free housing.
- 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

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generation of dust until a permanent vegetative cover is established and all paving is completed.

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 proposed water meter vault may not be located against the sidewalk and the entire meter and bypass line must be located within a grassed area. Our office suggests that the vault be moved to another parking island approximately 130 feet south of its current location.

If the meter vault is moved to the suggested location, the proposed tree must be moved. There is a second tree which must also be moved. It is too close to the existing fire hydrant and water valves in the parking island on the opposite side of Millennium Drive from the hotel.

Public sewer service for this projects ends in Millennium Drive at a terminal manhole approximately 1190 feet away from the proposed building. The developer proposes to connect into an existing 2" diameter pressure sewer force main which was constructed as an option to provide sewer service for additional development in the area. It is the developer's responsibility to verify that the force main is adequately sized for the proposed use and perform any improvements to the sewer necessary for his project. The proposed sewage pumping station as well as the force main will be privately owned and maintained. The Division of Water and Sewer is requesting a letter from the Developer or his engineer prior to approval of this site plan, stating that the force main is adequate for the proposed use.

After the above comments have been addressed, the following comments shall be included as conditions of Site Plan approval:

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.

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 20074 must be added to the title block of the site plan submitted with

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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 Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
3. A stormwater management concept plan has been submitted for review and must be approved prior to (preliminary plan/plat) approval. Comments must be addressed on subsequent stormwater plan submittals.
4. 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.
5. Maintenance of the stormwater management facility (facilities) is (are) the responsibility of the lot owner (s) and shall be stipulated in the association documents.
6. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.
7. Millennium Drive is a private road and will not be maintained by Harford County. It is recommended that the perpendicular parking be eliminated along Millennium Drive.

PFC Dan Buchler – Sheriff's Office

The Sheriff's office has no comments or questions.

Paul Magness – Parks & Recreation

No comment.

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Rich Zeller – State Highway Administration

An access permit will be required to construct an entrance and road improvements to this site from Route 40. The following criteria and details will apply and must be reflected on future plan submittals:

A 35' wide commercial right-in / right-out entrance is required with 52' curbed radii. The inbound and outbound entrance lane widths must be 20'. Follow entrance detail found in the Access Manual www.roads.maryland.gov.

A 400' long 12' wide deceleration lane is required. 300' of this lane measured from the PT of the entrance radius extending westward must be channelized with curb & gutter. This turn lane may remain striped as a shoulder.

A 560' long 12' wide acceleration lane is required. 380' of this lane measured from the PT of the entrance radius extending eastward must be channelized with curb & gutter. This turn lane may remain striped as a shoulder.

The entrance and turn lanes for the dimensions noted above must be shaded on the plans and the following MDOT SHA full depth pavement section utilized: (existing shoulder on US 40 must be removed and replaced with this full depth pavement section).

2" Superpave Asphalt Mix 12.5mm for Surface – PG 64S-22, Level 2
8" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2 (2 – 4" lifts)
6" Graded Aggregate Base or 12" Capping Borrow

The entrance radii and the turn lanes must be channelized for the dimensions noted above with MDOT SHA 8" Type 'A' curb & gutter MD Std. 620.02. The face of this curb for the turn lanes, must be 13' from the edge of the eastbound travel lane on US 40.

To initiate the plan review cycle toward the issuance of the access permit the design engineer must submit nine (9) sets of plans reflecting the above criteria and details. The plan submittal should include 1 set of hydraulic computations, and a CD containing plans and all supporting documentation to Wendy Wolcott at 320 West Warren Road, Hunt Valley, MD 21030 to the attention of Mr. Richard Zeller. Please utilize the SHA tracking number when making this submission.

All SHA Policies, Standards and Specifications must be followed when preparing the above plan submittal including but not limited to the following documents:

MDOT SHA Access Manual
MDOT SHA Business Standards and Specifications

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The Access Management Plan Review Checklist must be utilized in drafting the SHA Improvement Plans. Please include a copy of the completed checklist when making this submittal. All of these documents along with additional guidance can be found on our web site at www.roads.maryland.gov under Business Center.

Eric Vacek for Jen Wilson – Planner

1. This site is located entirely within the Chesapeake Bay Critical Area - Intensely Developed Area designation.
2. A Landscape plan has been submitted for review and a new series is required. Additional native plantings are required to meet the Chesapeake Bay Critical Area regulations for impervious surface mitigation. The consultant should contact Brittany Long of the Department of Planning & Zoning for specific information prior to submitting a revised Landscape Plan.
3. The consultant shall demonstrate to the Critical Area Planner that the proposed construction will not cause a disruption in the function of the wetlands. Appropriate BMP's shall be used at staging areas and throughout construction to prevent hazard materials from entering waterways. Critical Area Commission review will be required prior to building permit approval. Additional requirements may be forthcoming.
4. A shared parking agreement shall be executed by the owners of Lot 3 and Parcel 838 for the proposed parking area and recorded in the Land records of Harford County. The agreement shall be reviewed and approved by the County's Department of Law prior to recordation. A copy of the recorded agreement shall be provided to the Department of Planning and Zoning prior to issuance of a grading permit.

Public Comments:

There were no public comments.

SYNERGY CENTER

Located between Joppa Farm Road & Rivera Drive; east side of Haslett Road. Tax Map 69; Parcels 152; 196 & 221. First Election District. Council District A. Planner Jenni.

Plan No. C520-2019 Mixed Use Center – Housing for the Elderly, Community Center & Bank/5.36 acres/B2.

Received 12-18-2019 Southern Baptist Church/Harford Bank/Frederick Ward Associates

Tom Miner – Frederick Ward Associates

Proposed here we have a mixed use development. Over 5 acres with senior housing, a community center and an existing bank will be incorporated into the mixed use facility. It will be serviced by public water and sewer. Access point are shown on the plans from Haslett and Riviera Drive. The area is located in the intensely developed Critical Bay area and we will meet the associated requirements.

Bill Snyder – Volunteer Fire & EMS

Building 1 – Housing for the Elderly:

- The main entrance area should have a designated area that is marked emergency vehicle parking for EMS units. Any covered areas should be a minimum height of 11ft to allow to ambulances to access the appropriate entrances for patient loading even during times when snow is on the ground.

As seen in picture below, this situation needs to be avoided where the ambulance cannot use the load/unload area:



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- Building will require a Knox Box. It shall be keyed for the Harford County Fire/EMS Services. Contact 410-538-4567 to obtain Box.
- Recommend the usage of non-combustible landscaping directly next to the buildings. Traditional, wooden-mulch increases likelihood of nuisance fires from outdoor smoking.

Building 2 – Community Center:

- Building will require a Knox Box. It shall be keyed for the Harford County Fire/EMS Services. Contact 410-538-4567 to obtain Box.

Building 3 – Bank:

- Building will require a Knox Box. It shall be keyed for the Harford County Fire/EMS Services. Contact 410-538-4567 to obtain Box.

Robin Wales – Department of Emergency Services

This plan has been addressed. Department of Emergency Services will comment further and work with the planner on the preliminary and site plans.

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.

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 a mixed use center, housing for the elderly, community center and bank. The site is serviced by public water and sewer.

This office has the following comments regarding this proposal:

- 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.
- The HCHD encourages the owner/developer to consider smoke-free housing.

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- 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.

Additional comments forthcoming upon review of a preliminary plan.

Darryl Ivins – DPW Water & Sewer

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

There is a sewer user benefit assessment that must be paid for the parcel that is being eliminated. The current amount of the assessment is \$980. This assessment must be paid prior to approval of the Site Plan. Contact Ms. Portia Little of the Division of Water and Sewer Administration Section at (410) 638-3300 x1473 or wspermits@harfordcountymd.gov for additional information.

There is approximately 376 feet of unused sewer main and service which previously served this property on the south side of the property must be abandoned as part of this project. This sewer may be found on water and sewer contract number 0024. The unused sewer mains must be abandoned at Manholes 346, 438 and 439 using Standard Detail S-31. Manholes 439 and 438 must be abandoned in accordance with Standard Detail S-32. Show this information on the utility drawings submitted with the Commercial Application.

The developer must prepare a document to release the existing easement for the sewer line he is abandoning on Parcel 152. The easement must be released prior to, or concurrent with the approval of the Commercial Service Application.

A new fire hydrant shall be installed Joppa Farm Road adjacent to the site entrance to provide fire protection for the proposed use. This hydrant must be shown on the utility drawings submitted with the commercial application.

There is one water and one sewer service connection to parcels 152 and 196 that will not be used to redevelop the parcels. They must be shown on the utility drawing submitted with the Commercial Service Application and abandoned in accordance with standard Harford County requirements as part of the utility work for this project.

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.

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The location and configuration of the water meter and backflow preventer will be determined during the preliminary review of the Commercial Service Application.

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 20073 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 Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
3. A stormwater management concept plan shall be submitted for review and approved prior to the preliminary/site plan submittal.
4. Discharge pipe locations for the stormwater management facilities shall be shown on the preliminary plan.
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 stormwater management facility (facilities) is (are) the responsibility of the lot owner (s).
7. Commercial access permits are required for the site.
8. Site entrances shall have adequate site distance for a 35 mph design speed.
9. The entrances shall be 25' wide with 25' minimum curb radii.
10. Sidewalks along the frontage shall be replaced to the current 5' wide standard. Sidewalk handicap ramps shall be constructed at the entrances.

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11. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.
12. Computations are required to ensure the existing stormdrain system is adequate to handle the additional runoff from the site.
13. A 25' wide drainage and utility easement is required along the existing stormdrain from Joppa Farm Road to Haslett Road.

PFC Dan Buchler – Sheriff's Office

The Sheriff's office has no questions or comments.

Paul Magness – Parks & Recreation

This concept plan proposed a mixed-use center, including housing for the elderly on a 5.36 acre property. The open space requirement for the project is 2.68 acres with a minimum of .5 acres of active open space. The plan proposes 2.91 acres of open space with .66 acres of active open space. To qualify as active open space, areas must be a minimum of 10,000 square feet. Two areas proposed as active open space do not meet this minimum square footage. Additional information is needed about the amenities proposed in the Community Center to determine what portion qualifies as active open space. Future plans should show what amenities are proposed for active open space areas.

Rich Zeller – State Highway Administration

The MDOT SHA has **no objection to Concept Plan approval** as access to this site will be from County roads, and there are no right-of-way impacts to the MDOT SHA.

Jenni Daniels – Planner

- The plan proposes to create a mixed-use center with 68% residential use (housing for the elderly), 29% institutional use (community center) and 3% service use (bank). The residential housing for the elderly component will be comprised of 60 units under the R4 – Conventional with Open Space (COS) standards.
- The residential component will require a minimum of 50%, or 2.68 acres, of open space. A minimum of 10%, or 0.536 acres, will be suitable for active recreation. Active Open Space shall be a minimum of 10,000 square feet. Two areas on the plan described as Active Open Space do not meet these requirements. The Site Plan shall accurately reflect all requirements of these areas.

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- The entire project is located within the Intensely Developed Areas of the Chesapeake Bay Critical Area. A 10% form calculating pollutant removal requirements must be submitted to the County Critical Area Planning prior to the approval and/or start of any construction.
- Native plant migration is required at a rate of 1:1 based on the square footage of the proposed impervious surface. A landscape plan demonstrating the required mitigation must be approved by the County Critical Area Planner prior to the approval and/or start of any construction.
- A Landscaping and Recreation Plan shall be submitted to the Department of Planning and Zoning prior to Site Plan approval. The plan shall demonstrate how the project complies with landscaping provisions for Mixed-Use Centers in Section 267-29 I (5) of the Harford County Code. Additionally, a 20-foot wide buffer yard shall be provided per Section 267-82B(3)(c) of the code.
- A new series shall provide required calculations for both the proposed building coverage, total impervious surface, and the elevation for each proposed building.
- No building shall be located within 10 feet of the parking areas (267-82B(3)(d)). The northwestern boundary of the proposed community center does not appear to meet these requirements.
- A Preliminary Plan shall be submitted for review and approval by the Department of Planning and Zoning to consolidate Parcels 152 and 196.
- Deeds of Covenants and Restrictions shall be recorded with the Final Plat to restrict the age of occupants within the Housing for the Elderly development.
- Minimum required parking for the mixed use center is 266 spaces. The plan currently proposes 215 spaces. A parking waiver request shall be submitted along with the site plan for review by the Harford County Department of Planning and Zoning.
- An architectural rendering of the building façade and elevations of the structures shall be submitted to the Department of Planning and Zoning as part of the Site Plan approval process. The renderings shall demonstrate how the project will meet the standards outlined in Section 267-76F of the Code.
- A lighting plan shall be submitted identifying the description and location of the lightings fixtures and the intensity and shielding provisions to be used. The lighting fixtures shall be designed to assure compatibility with the building style. Lighting

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shall be designed, installed, and maintained in a manner not to cause glare or reflection on adjacent lots.

- A Traffic Impact Analysis (TIA) shall be required prior to site plan submission.

Public Comments:

David Laiken – Darryl, I assume this all goes into the Joppa Pumping Station?

Darryl Ivins – Yes, it goes into what we know as Pump Station 47 along Joppa Farm Road and from there it pumps directly to the treatment plant.

David Laiken – For the highway department is there a traffic study required or has it been done?

Rich Zeller – A traffic study is required by the county. Since there is no access to a State road SHA will not have any permits required from the State for their entrances. Like I said I know a traffic study is required by the county.

Moe Davenport – This is a Concept Plan so the traffic impact analysis is required prior to submitting a Preliminary or Site Plan, which will come back to this committee. So, this is conceptual at this point in time and prior to submittal assuming we approve this plan they would have to re-submit a Site Plan that will come back to the committee. With that, the traffic impact analysis must be done prior to that submittal.

David Laiken – At what point will architectural drawings be available. They had a mix of 60 units. At the previous meeting it was unclear how many were 1's and how many were 2 bedrooms. Is there a mix?

Tom Miner – Yes, there are 15 units of two bedrooms and 45 of one's.

David Laiken – Ok, have architectural plan been submitted yet?

Moe Davenport – David, we have requested those plans. As soon as we have them they will be available to the public for information.

David Laiken – Just a public comment. Has there been a marketing plan? Is there any record of what these are going to be priced at? Are they going to be subsidized? Will that be submitted later?

Moe Davenport – It is not a requirement of the department as far as marketing analysis.

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David Laiken - As far as prices or subsidy of the apartments.

Moe Davenport – We don't get involved in that.

David Laiken – Does anybody before final approval?

Moe Davenport – No.

Gloria Moon – I'm just curious about the bank and the elderly housing. Are they two separate entities and they are both going to own this property to make it five acres?

Moe Davenport – They are part of the overall project area. But, the bank is not going to own this and they are not going to own the bank but, they have to have some synergy or inter parcel connection to be part of the plan.

Gloria Moon – So, the actual plan itself is less than 5 acres and with the addition of the bank property bring it up.

Moe Davenport – Correct.

Gloria Moon – I just have never seen or heard of two separate distinct properties combining together into a project. Have you ever heard of that here?

Moe Davenport – I have.

Gloria Moon – You have. Do you have an example?

Moe Davenport – No.

Laughter

Sharon Youmans – You had mentioned that there could be some type of an exception made for the parking. If this is true then where will these people park? I'm looking at Sunday's for example there will be a church service on the property, 70-90 people possibly could be attending the service. Where will these people park in Joppatowne?

Moe Davenport – They would have to park on the roads at this point in time.

Sharon Youmans - There is no shoulder.

Moe Davenport – Yes, I know.

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Tom Miner – So, the variance is because of Senior Housing apartment requirements. Senior Housing requires a certain amount of parking per unit. But, typically you find that senior housing requires less parking. So, that variance is associated more with that and also depending on how the code is written and how the interior works out it requires a lot of parking even though it is very unlikely to have both the congregational center and the sports court used simultaneously. Your parking numbers are elevated substantially because of all of those extra requirements that would very rarely even happen simultaneously so, that is why we are requesting to lower down the parking.

Sharon Youmans – Way lower.

Gloria Moon – What is a congregational center? It reads community center.

Crowd Noise

Bill Rehrig – This community center will that be open to the general public? And, if so will the requirement be that organized groups of people come in and rent that? Or, will there be times when people can just walk in one at a time and informally use the center to play basketball or whatever?

Moe Davenport – I have to let them answer that.

Tom Miner – Operations would have to be worked out and not in this meeting.

Bill Rehrig – But, that is still a concern.

Citizen – I understand.

Sharon Youmans – Under the record here can he address any of these questions that we have about usage for this center.

Moe Davenport – If he'd like.

Citizen - I think Tom is doing an excellent job.

Tom Miner – I just don't want to make the DAC meeting per say part of operations. There are a lot of other people for other meetings here. That goes down a whole different road of what necessarily this meeting is for.

Bill Rehrig – When will there be an opportunity to address these concerns?

Citizen – There are minutes from the Community Input Meeting where we addressed these

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issues extensively. Also, the Joppatowne Community Council has meetings and will be sure to engage the community as the project moves along.

RIDGELY'S RESERVE

Located on the west side of Magnolia Road (Route 152); south of Pulaski Highway (Route 40). Tax Map 65; Parcel 320. First Election District. Council District A. Planner Eric.

Plan No. P521-2019 Reconfigure existing subdivision to create 396 lots/199.85 Acres/RI.

Received 12-18-2019 Sugar Hill Road LLC/Ten Oaks Realty, LLC/Morris & Ritchie Associates

Amy DiPietro – Morris & Ritchie Associates

My name is Amy DiPietro also, with me today is Mr. Fred Sheckells representing the developer. Today we have before you Ridgely's Reserve formerly known as Sugar Hill, formerly known as Oak Grove, formerly known as Foster's Branch Ridgely's Reserve. We are sticking with Ridgely's Reserve moving forward just to clear up any confusion. We had a Community Input Meeting on June 27th of last year. Subsequently the Concept Plan was approved October 24th of last year. The FSD was approved December 11th of last year. The property is located along and west of MD 152 between US 40 and Hanson Road. The property is zoned Urban Residential R1 and is 199.85 acres. It is currently plotted as 270 lots. The accesses that were shown on that previous plan will remain the same on this plan. The existing site is predominately wooded with some areas of previous mining. We are proposing to develop this plan under Harford County's Conventional Open Space Standards. The plan proposes the creation of residential community with 388 single family dwellings. This is a change from the Concept Plan which previously proposed 396 units. The permitted density for the site is 399 units. 201 of those units will be traditional single family detached homes and 187 of those will be villa homes which will be age targeted, 26 foot wide, first floor masters with a two car garage. The Preliminary Plan is showing approximately 130 acres of open space with 10 acres of active open space. The site contains about 77 acres of Natural Resources District. The site will be served by public water and sewer. There are two options to sewer the site either via pump station or construction of a 3,000 linear foot off site gravity sewer connection through Foster's Run. We are working with DPW and adjacent property owners to get easements to do that. Stormwater management will be designed and built to latest practices and environmental sight design. A traffic study has been prepared and submitted and is under review by the State and County. The traffic study studied 9 different intersections. Children from this community will attend Riverside Elementary, Magnolia Middle and Joppatowne High School. There were several design goals that we had with this project. One was to create an entrance sequence with trails and room for landscaping. As you review the plan you will notice lack of units fronting on the entrance boulevard. We'd like to create tree lined streets. The project also incorporates 8500 linear

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feet of trail space. We are using the existing natural resources and forests around the edges of the property to create natural buffers between us and the adjacent communities. We also wanted to create a sense of community you will notice that there are several pocket parks located throughout the community. A pavilion and other areas where people can gather and socialize. With that I welcome your comments.

Bill Snyder – Volunteer Fire & EMS

- Trails to the “open space” areas need to be wide enough to allow a pick-up truck sized vehicle to access.

Robin Wales – Department of Emergency Services

The road names have been approved. Department of Emergency Services will work with the planner on addressing. Please display the address numbers and letters so that they will be absolutely clear and large enough for emergency responders to locate your address without any difficulty.

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.

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.

An 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 reconfigure the existing subdivision to create 396 lots. The site will be serviced by Harford County public water and sewer.

- Historical records indicate some of the site was used as a sand and gravel mining operation and subsequently as a rubble fill. In the interest of public health and safety, the HCHD required the owner/developer to conduct an updated Phase I Environmental Site Assessment (ESA) of this area. The Phase I ESA report was

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submitted by Geo-Technology Associates, Inc. on October 23, 2019. The expanded Phase I ESA has revealed no evidence of recognized environmental condition (REC) for the subject property. If any trash, debris, buried waste, storage tanks, etc., are encountered during the development of this site, the material(s) must be properly removed and an environmental evaluation of the area performed. All necessary documentation regarding the cleanup must be provided to this office. Please contact the Permits and Plan Review Division of the HCHD at 410-877-2300 for further information regarding cleanup procedures.

This office has the following general comments regarding this proposal:

- At the discretion of the Department of Public Works, Division of Water and Sewer, drainage and utility easements should be platted along appropriate tract boundaries, specifically along Magnolia Road, to facilitate the connection of neighboring properties to public utilities.
- The HCHD recommends that the owner/developer disclose to any prospective purchaser the close proximity of the property to the Edgewood Area of the Aberdeen Proving Ground (APG) and to the former Oak Avenue Landfill.
- 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.

Prior to final plat approval, the following is required:

The consultant must indicate on a print to this office all stormwater facilities located adjacent to 706, 714, 716, and 720 Magnolia Road. Please note these properties are serviced by on-site sewage disposal systems. If no stormwater facilities are located in that vicinity, please indicate such in writing to this office.

This plan must meet all requirements of COMAR 26.04.03 (Subdivision Regulations) and all local codes and regulations.

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

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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:

A water main connecting to the discharge side of the booster station shall cross Magnolia Road at Pagonia Drive and connect into the existing main in Clover Valley Way. The route of this main may be found on the previously approved construction drawings for this property. This main must be shown on the next series of the Plan.

The design of the offsite collector sewer does not allow it to be constructed without a substantial amount of grading on the property in which it is located. Before approval of this plan may be granted, the developer must provide sufficient information to the County showing how the offsite sewer can be constructed in the proposed alignment as designed.

It is important that the Foster Branch Collector Sewer be designed and constructed to allow it to be extended to the Pine Road sewage pumping station in the future. This has been described in the Joppa-Magnolia Sewer Policy. The previously proposed subdivision contained a sewer alignment which supported this idea. The sewer mains that serve lots 138 through 161 at the end of Pagonia Drive must be reconfigured to support the future collector sewer extension. The most probable collector sewer alignment from this project to the Pine Road pumping station based on the previously approved subdivision has been prepared by the Division of Sewer. A plan showing the revised collector sewer alignment shall be submitted to the Division of Water and Sewer for review and approval before the next series is submitted.

The Forest Conservation and Preliminary Plans must be revised to show the new sewer alignment through this property that supports the Policy. The alignment shall avoid wetlands and steep slopes wherever possible. As part of the final design of the collector sewer to serve this subdivision, the engineer shall prepare design drawings of the alignment to the westernmost edge of the property. This will help ensure that the sewer line can be constructed in the route chosen. He will be required to construct enough of the sewer so that future extension of the sewer will not adversely affect the residents of this subdivision. The portion of the collector sewer that will not be built as part of this development must be placed on a separate set of construction drawings. Easements for the unbuilt portion of the collector sewer must be granted so that it may be constructed in the future. Show these easements on the next series of the plan.

Because of the easements required on this property, the Division of Water and Sewer requests to review and comment on a revised Forest Conservation Plan prior to its approval by the Department of Planning and Zoning.

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The elevation of the Foster Branch Collector Sewer through the project shall be deep enough to allow two future crossings of Foster Branch with a minimum of 3 feet of cover beneath the stream bottom for the continuation of the collector sewer. One of the future sewer crossings shall be located near the proposed possible future pumping station. The alignment must generally match the easement that was previously recorded in this area. The easement may not be encumbered by any restriction. Show this easement on the next series of this plan.

The limits of Phase 1 and 2A may need to be adjusted slightly since the sewer main that serves a portion of Phase 1 passes through Bunchberry Drive which is in Phase 2A. Revise this if appropriate on the next series of the plan.

If a sewage pumping station is required to serve the development, a new series of the Preliminary Plan will be required to show the station configuration, entrance road, etc. Additional comments and conditions of approval will be generated at that time.

After the above comments have been addressed, the following comments shall be included as conditions of Preliminary Plan approval:

The Adequate Public Facilities Ordinance requires the developer to agree to construct the improvements necessary for the sewer system that serves his project also provide adequate capacity for the drainage/service area. This project shall adhere to the conditions and requirements of the Joppa Magnolia Sewer Policy.

If a sewage pumping station is not constructed, every phase of this project will be dependent upon easements being obtained for an off-site sewer main. The offsite easements for the Foster Branch collector sewer must be obtained before the water and sewer construction drawings or the record plats may be approved for this project. Drainage and utility easements shall also be provided to adjacent properties when requested to allow them to connect to the public water and sewer system.

The water booster station location, site layout, and design shall meet all of the criteria in the Water and Sewer Design Guidelines. The booster station shall be located on a fee simple parcel dedicated to the County. Preliminary review of the proposed utility layout and grading indicates that all of the lots must be served by the proposed water booster station. Additionally, there are parcels on the east side of Magnolia Road that must be served by the booster station. These lots are identified in the service area of the previously designed booster station for the Stancills/Oak Grove project. The ultimate service area of the station will be determined during the final design. Since the water booster station will serve other properties beyond the proposed subdivision, the County will execute an agreement with the developer to reimburse him for a portion of the costs.

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Main line pressure reducing/sustaining valves in vaults shall be installed where required to allow looping of the water system within the subdivision. Their location will be identified during review of the construction drawings.

Prior to beginning the utility design, the developer's engineer shall meet with the Division of Water and Sewer to determine the best method of breaking down the work on the required drawings. Each phase or section of the subdivision shall be designed on a separate set of contract drawings. The water booster station shall be designed on a separate set of drawings from the pipelines.

An 8 inch sewer stub terminating in a lamphole shall be extended in a 25 foot wide easement between lots 341 and 342 to allow future service to the remaining properties between this subdivision and Magnolia Road. The lamphole should be located generally near the rear property corners of these two lots, but the easement shall extend to the tract boundary.

The contract numbers for the first section of this project are 20053 for water and 20054 for sewer. The numbers shall be placed on the utility construction drawings before their initial submittal to the county for review.

When the water and sewer construction drawings are approved for the townhomes in this subdivision, they will be approved for only the building footprint and driveway locations shown on this plan. The architectural drawings and driveway layout shall be provided with the water and sewer contract drawings if requested. Any revisions to the shape of the building footprint will require that the utility drawings be revised to show the new configuration of the unit. Additionally, if a group or block of buildings is shifted, revised construction drawings must be approved for the change. The Developer hereby agrees to relocate at his expense any services that are incorrectly placed within a driveway or sidewalk.

A Public Works Utility Agreement (PWUA) is required for the construction of the public water and/or sewer mains associated with this project prior to the issuance of a building permit. It is the developer's/owner's or their representative's responsibility to contact the Division of Water and Sewer, W&S Administration Section at wspemits@harfordcountymd.gov to request the preparation of the PWUA concurrent or following the submittal of the water and sewer contract drawings for this project.

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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 Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1.
3. A stormwater management concept plan shall be submitted for review and approved prior to the preliminary/site plan submittal.
4. A suitable outfall must be provided for the stormwater management facilities and shall be approved at the time of final design.
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 stormwater management facility (facilities) is (are) the responsibility of the lot owner (s) and shall be stipulated in the association documents.
7. Stormwater management practices designed for and located on individual lots shall be constructed and inspected prior to issuance of a certificate of occupancy. Practices located on individual lots are the maintenance responsibility of the owner.
8. Road plans will need to be approved and a public works agreement will need to be executed prior to the issuance of building permits for the site.
9. Road names shall be provided for the streets fronting Lots 27 to 62, 63 to 74, and 242 to 293.
10. Channelized right turn lanes shall be constructed at the roadway intersections with MD Rte. 152.
11. Managrass Drive shall be constructed as a 36' wide roadway from Rte. 152 to the first intersecting street.
12. Pagonia Drive may be constructed as a 30' wide residential access street from Managrass Drive to the end.

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13. Traffic calming measures shall be considered along Pagonia Drive from Managrass drive to Berry Drive.
14. Intersection sight distance shall be evaluated at Bead Lilly Way between lots 241 to 242 to ensure the perpendicular parking does not obstruct vision.
15. Sidewalks shall be constructed in accordance with the road code unless a waiver is requested and granted to allow for an alternate pedestrian path.
16. It is recommended that a paved pedestrian trail be provided for a future connection to the Foster Run Community.
17. A traffic impact analysis was submitted for review. Comments are being forwarded to Planning and Zoning.

PFC Dan Buchler – Sheriff's Office

The Sheriff's office has no questions or comments.

Missy Valentino – Harford County Board of Education

As you stated the attendance areas are Riverside Elementary, Magnolia Middle and Joppatowne High School. Riverside Elementary is currently at 79% capacity. Magnolia Middle School is currently at 81% capacity and Joppatowne High School is currently at 71% capacity.

Paul Magness – Parks & Recreation

This plan proposes 388 housing units on 199.85 acres property with R1 zoning. The required open space for the project is 19.98 acres with 9.99 acres of active open space. The plan proposes 130 acres of open space with 10 acres of active open space. The active open space amenities include four park areas, a 6 foot wide walking trail, two larger field areas, and a playground. All the active open space park and fields areas must be graded to less than a 2.5% slope to be acceptable as active open space and should be clearly identified with signage. If there is no sidewalk between the active open space area and a road or parking area, fencing should be used for safety purposes. In addition to a less than 2.5% overall slope on the fields, the multi-purpose fields on the west and northwest areas of the property need to be mowed every 7-10 days in season to qualify as active open space.

Rich Zeller – State Highway Administration

An access permit will be required to construct entrance and road improvements to this site from MD 152. The MDOT SHA is currently reviewing an updated Traffic Impact Study (TIS) for this subdivision. When comments become available, they will be forwarded to all interested parties. The MDOT SHA will defer specific comments regarding the requirements for entrance and road improvements until our review of the TIS is complete. Since we do not know if the existing right-of-way along MD 152 is sufficient to accommodate the improvements that will be required, the MDOT SHA requests that approval for the Preliminary Plan be withheld until our review of the TIS has been completed and the limits of entrance and road improvements have been established.

Eric Vacek – Planner

- The plan proposes to utilize Conventional with Open Space (COS) design standards and the Natural Resource District (NRD) development adjustment to create 388 dwelling units. The maximum permitted density is 2.0 dwelling units per gross acre. Townhouses may not exceed 50% of the total residential units.
- The preliminary plan shall revise all affected existing recorded plats for the former Oak Grove Stancill's subdivision.
- A Concept Plan (C301-2019) was reviewed and approved in 2019.
- A Forest Stand Delineation (FSD500-2019) was approved 2019.
- A Forest Conservation Plan (FCP529-2019) was submitted for review with the future Preliminary Plan. Natural Resource District may not be located on individual residential lots. No forest clearing is permitted within the NRD or associated buffers at any time for actual home construction. Forest Retention areas may not be located on any of the proposed lots.
- The total open space provided shall be no less than 50% of the site. 10% of the required open space shall be suitable for active recreation. Proposed recreation trails shall be at least 6-feet in width and constructed with a durable hard-surface. Pedestrian access to proposed open space areas shall be provided with walking trails in conjunction with public right-of-ways. This shall be clearly delineated on the Preliminary Plan. Areas of active open space area shall be clearly accessible to the community.
- Sidewalks shall be provided along all road frontages.

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- Bufferyard 'B' is required between R1 (Urban Residential) and B3 (General Business) zoned properties. The Plan must provide all required landscape bufferyards, street trees, foundation plantings and parking lot plantings.
- A Traffic Impact Analysis (TIA) has been submitted and is under review.
- There are pedestrian walking trails that meander along "Non-tidal Waters of the State" within the flood protection setback. The flood protection setback areas are to be left undisturbed to minimize future flood damage and to recognize the potential for stream bank erosion. In a few cases, the trails are shown to run parallel to the stream. The trail system needs to be delineated to minimize intrusion into the flood protection setback areas. If streams need to be crossed by the trail system, they should be done so perpendicular to the stream with a bridge to minimize development and the inherent flood risks and associated damage.

Public Comments:

Judy Rose – Some of the people at the CIM wondered about the access to 152. Are you going to have any intersection lights to get people in and out planned?

Amy DiPietro – That is currently not proposed. The State Highway Administration would need to approve any signals at intersections. We would have to meet the warrants for it which typically for a development of this size it would not meet the warrants.

Rich Zeller – SHA will evaluate and review the traffic study. There are two entrances proposed. Requirements for turn lanes in and out of the site will be required and an access permit is required for that improvement. I don't know what those improvements will be right now. They will be consistent with public street connections to State roads whether or not a signal is warranted we don't know. We may at some point want to review a signal analysis to determine if a signal is needed. If it is it will be the responsibility of the developer to construct it.

Judy Rose – It would be good to keep the pressure off of Trimble Road and you figure future development which is coming too. We think of that. It was mentioned do you or do you not propose access onto 40. Have you made any agreements with any property owner?

Amy DiPietro – No.

Judy Rose – Because there was a little of a rumor talking about that.

Amy DiPietro – There's significant natural resources through these areas.

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Gloria Moon – At the Joppa Community Advisory Board we went over this plan and I will just give you two comments that were passed onto me. One of them is the traffic signal that she was discussing because the locals that live there say the sight distance is pretty tough to head north onto 152 because of the lay of the land. They say there is a hill there that makes getting out onto 152 heading north dangerous. You guys will address that.

Rich Zeller – Site distance requirements must be met for both entrances.

Gloria Moon – Right. I'm just telling you what the people said. The other thing is we don't have anyone from DNR here and one of the residents that lives adjacent to this property up on the west side said that there is a Bald Eagle's nest in the interior of that property. I just wanted to make you aware of that. Maybe, DNR would go out and take a look. I could provide the man's name but he is working two jobs. Life is tough. He was going to email me pictures and he got in touch with me this weekend but apparently the rain stopped him.

Moe Davenport – Just keep me posted on that.

Gloria Moon – I will. If I receive pictures I will send them to you.

Moe Davenport – Hopefully it is outside of the development area.

Judy Rose – I have another questions about the septic. I'm not familiar with the Joppa/Magnolia policy thing but I mean some of these developments like the Synergy Center will be handled by the Joppatowne Treatment Plant from the Gunpowder. Does this go to Sod Run or does it go down to the Joppatowne Plant?

Darryl Ivins – It goes to Sod Run.

Judy Rose – I'm thinking because it will cause a lot of pressure on the Joppatowne Plant to send everything down there.

Darryl Ivins – Correct.

Moe Davenport – Amy, I was curious about the mailboxes. Are they spread out throughout the community or is there one central mailbox location.

Amy DiPietro – I don't think we have determined that yet. We are probably going to do clusters in several areas due to the number of homes and different types of units.

Moe Davenport – I would suggest if you do a central mailbox area that you provide parking associated with it. Because, that is going to be 280 some odd mailboxes.

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Fred Shekells – I think the goal is to allow people to walk to their mailbox and therefore scatter them throughout.

Moe Davenport – Ok, thanks. Are there any additional comments or questions on this plan?

Barbara Risacher – The only comment that I have is that it is good to see you paying attention to the green spaces and the walkways that can eventually connect down into the park in Joppatowne. That makes the development more attractive and certainly pays attention to the environmental concerns. The stormwater management concerns and eventually the dredging concerns of our waterways in Joppatowne.

Gloria Moon – Speaking of parks, I think this area of the county is deficient in park space for population as these developments come in. So, are there any plans for any parks, new parks in this area?

Paul Magness – We don't have any currently in terms of spaces that are purchased, that are undeveloped. We have some areas of Coppenhaver Park that we might be able to expand. Gloria, as you know with the most recent Land Preservation Parks & Recreation plan the Department of Natural Resources kind of changed their matrix in terms of how they determine whether or not we are meeting our open space requirement. They went more to a proximity and equity model. So, what we essentially do as part of that process is we take parks, in this case since we are inside the development envelope we take parks and basically draw a ½ mile radius around the park boundaries, and see where we have gaps and Joppatowne is one. This part of the county is certainly one where we have identified gaps; that provides us some direction in terms of where we want to look for purposes of purchasing and developing future properties.

Gloria Moon – Yes, you need it in this area because I do know they use the school properties in the figuring and the data. They don't want me on the school property during the school day.

Paul Magness – We are allowed to use it because obviously there are public amenities that exist there that are available to the public outside of school hours. Playgrounds, walking tracks, etc. So, we are allowed to use those as part of our calculation but, no I understand what you are saying and obviously it is part of what we look at when we are approached and have opportunities or we approach different areas of the county we can identify our opportunities and say ok we want to focus on this particular spot because it fills a gap in which is what we are looking to do.

Gloria Moon – Yes, this is not the only development in this area that is coming so I mean there is a critical need for parks and acreage right here.

FALLSTON VILLAGE SHOPPING CENTER - PRELIMINARY

Located on the south eastern corner of the intersection of Bel Air Road (Route 1) & Mountain Road (Route 152). Tax Map 55; Parcel 398 & 523; Lot 1. Third Election District. Council District B. BOA 5912. Planner Jenni.

Plan No.	P522-2019	Combining additional acreage to existing Lot 1/14.26 acres/B3.
Received	12-18-2019	Fallston Village Center, LLC/CNA Engineering, LLC.

FALLSTON VILLAGE SHOPPING CENTER - SITE

Located on the south eastern corner of the intersection of Bel Air Road (Route 1) & Mountain Road (Route 152). Tax Map 55; Parcel 398 & 523; Lot 1. Third Election District. Council District B. BOA 5912. Planner Jenni.

Plan No.	S523-2019	Expansion of ICSC to a total of 136,279 sf Building Area/14.26 Acres/B3.
Received	12-18-2019	Fallston Village Center, LLC/CNA Engineering, LLC.

Bob Capalongo – CNA Engineering, LLC

I am here today to describe the Preliminary Plan proposal and the Site Plan. We have had community meetings and Board of Appeals for ICSC which is an integrated community shopping center and we had to go to the Board of Appeals for that. Under the Preliminary Plan submission we are proposing to consolidate a small parcel its parcel 398 right here it's about a ½ acre as the southern part of the property. We are hoping to consolidate that track as art of the overall shopping center. As far as the DAC Site Plan you see before you we are proposing to redevelop what is known as Peoples Bank currently up along Route 1 and that is going to be redeveloped. We are proposing to expand the side of the Harvest Fare, with retail facing Route 1 there will be a two story structure where we can hid mechanical equipment that will be our main feature that you will see from Route 1 and it will dress up the site. As you know, this façade was never really dressed up when they developed it the first time. It will be a nice looking product here. We may end up with a patio area here with a seating area where we can utilize a corner of this as you enter and exit. A second use here would be a day-care or something similar like retail service use. We are talking with day-care folks right now. It may or may not happen. There is a large sit down restaurant pad along 152 which we are proposing. So, we have a restaurant, a day-care and the expansion at the end of the shopping center and redevelopment of Peoples Bank. Like I said we have been through the community meeting and the Board of Appeals which was required to show the community what we are doing because it exceeds the square footage amount total for the site. On the 4th or 5th of February we are going to have a Board of Appeals 2nd meeting because of the appeal. We are here today to get comments from DAC while we are awaiting the Board of Appeals case to resolve itself. With that said, I'll await your comments.

Moe Davenport – Let me clarify. The hearing examiner rendered a favorable decision for the

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ICSC. That decision has been appealed to the County Council and they have the authority to either accept that decision or reverse that decision or add additional comments or conditions on that. So, you move forward at your own risk as long as you understand that?

Bob Capalongo – Yes.

Bill Snyder – Volunteer Fire & EMS

- Hydrant coverage on the property should be upgraded.
 1. Hydrants should be approximately 300ft apart.
 2. All the corners of the larger, main building should have hydrants.
 3. Attempt to place hydrants approx. 40ft from the buildings

- Buildings A, E, F, G, and H will require a Knox Key Box installed on the exterior. The box shall be keyed for Harford County Fire & EMS. Contact Chief of Fallston Fire Company 410-638-4890 for the Box.

- Recommend the usage of non-combustible landscaping directly next to the buildings. Traditional, wooden-mulch increases likelihood of nuisance fires from outdoor smoking.

Robin Wales – Department of Emergency Services

On the preliminary plan, no comment.

“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 700-800 MHz amplifier. Department of Emergency Services will test coverage in your facility once construction is finished. Call 410-638-4900 for this assistance.”

For the retail buildings, please label the rear doors with the business name, address number and suite number/letter so correct access can be gained during an emergency. Businesses not open on a 24-hour operation, Emergency Services must have a list of 3 (three) emergency contacts for notification, response, and securing purposes.

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For the daycare building, 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.

The proposed buildings must display 8" – 10"/10" – 12" address numbers and letters. A directional map For Fallston Village should be located upon entry off Bel Air Rd (U.S. 1) and Mountain Rd (MD 152).

Department of Emergency Services will work with the planner on addressing.

Patrick Jones – Soil Conservation District

A Concept SWM plan has been submitted and reviewed.

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.

We recommend, as per the new 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control Manual that in a Tier II watershed additional level of control may be needed and Tier II buffers are utilized and shown on the plans for the site.

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 additional acreage to existing Lot 1. The site is serviced by public water and sewer.

This plan must meet all requirements of COMAR 26.04.03 (Subdivision Regulations) and all local codes and regulations.

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.

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

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On the Site Plan:

The site is serviced by public water and sewer.

This office has the following comments regarding this proposal:

- At this time, the retail uses on the site have not been identified. Any type of future food service operation planned for this site, must be reviewed and approved by the HCHD prior to the issuance of a building permit. To request a food service facility review package, the owner or his/her agent should contact the Permits and Plan Review Division at 410-877-2300. If a plan is recognized as a prototype plan, review will also be required by the Maryland Department of Health (MDH), Division of Food Control. If there are any questions regarding this review, the applicant should contact MDH at 410-767-8400.
- If the office/commercial building is occupied by dental/medical offices, certain permits and registrations may be required from the Maryland Department of the Environment (MDE).

The Maryland Department of the Environment (MDE) requires a facility that generates special medical waste obtain a generator identification number and contract with a special medical waste hauler licensed/certified through the State of Maryland. The applicant/owner should contact MDE at 410-537-3400 for further information if this requirement may be relevant.

Facilities that conduct X-rays are required by MDE Air and Radiation Management Administration to be registered. If applicable the applicant/owner should contact the Radiological Health Program at 410-537-3193.

- The owner/applicant must make application with the Maryland State Department of Education, Division of Early Childhood Development, Office of Child Care. The owner/applicant may contact the Office of Child Care at 410-272-5358 for information regarding licensing requirements.
- 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.

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- 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.

Darryl Ivins – DPW Water & Sewer

Bob, I missed something when you were giving your presentation. When will the Board of Appeals appeal be satisfied or completed?

Moe Davenport – It goes to the County Council February 4th I believe which is a Tuesday. I don't know if they will vote on it that night. There is also an appeal period as well.

Darryl Ivins – I have comments for both the Preliminary and Site Plans.

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

The public sewer main that will serve adjacent Parcel 341 must have a minimum slope of 0.75%. If the sewer main is 185' long, the ground elevation at the proposed terminal manhole must be 405.3', not 403' as shown on this plan. The final grading plan for the parking around building "G" must be adjusted so that the required cover can be achieved. A retaining wall may not be used to provide the depth over the sewer main at the manhole.

Bob Capalongo – Are you just asking me to get more coverage over the sewer alignment?

Darryl Ivins – Yes, the alignment is fine. It appears between a 1 ½ to 2 feet of cover needs to be done and because you are serving adjacent parcel you would not be able to use a retain wall. You would need to do some type of grading so that you can get to an adjacent parcel without going through a retaining wall.

Bob Capalongo – Oh, I'm sorry ok, clarification on that. The owners of this property own the adjacent two properties and they will provide an easement temporary to grade that off. There will not be a wall. I filled that area up to at least 4 feet to cover over the sewer. We may need to do five.

Darryl Ivins – Based on the grading that I saw on the Site Plan there is not enough cover based upon the existing elevation of the sewer. That's what I saw. You need to verify that with our office or adjust it whichever is easier.

Bob Capalongo – We have profiles so we will get it closer and make it work.

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Darryl Ivins -

Public water and sewer utility drawings are required for the public water and sewer mains that will serve the adjacent property to the south along Mountain Road. The contract numbers for this project are 20071 for water and 20072 for sewer. The numbers shall be placed on the utility construction drawings before their initial submittal to the County for review.

A Public Works Utility Agreement (PWUA) is required for the construction of the public water and/or sewer mains associated with this project prior to the issuance of a building permit for Building "G". It is the developer's/owner'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 water meter shown on this plan for multiple buildings is not approved. Individual water services and meters will be required for each new use proposed by this plan.

Any unused water and sewer services must be abandoned in accordance with standard Harford County requirements as part of the utility work for this project. The locations of the services and a description of the work shall be shown on the utility plan submitted with the Commercial Service application.

Part of the property on which this project is proposed is currently in the W-6/S-6 category in the Water and Sewer Master Plan. It is the property owner/developer's responsibility to request in writing to the Division of Water and Sewer to have the category designation revised to the W-3/S-3 category. The category designation may not be revised until the Preliminary Plan has been approved by the Department of Planning and Zoning. To effect this change, a public hearing must be held in front of the Harford County Council, and the council must decide to approve this request. The water and sewer category designation must be revised to W-3/S-3 before water and sewer construction drawings that will serve building "G" may be approved. The water and sewer construction drawings must be approved before a subdivision plat may be recorded for the project.

On the Site Plan:

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:

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Proposed building "E" is too close to the existing public water main. It must be either moved or shortened to maintain a distance of fifteen feet from the main. Show this on the next series of the plan.

The public sewer main that will serve adjacent Parcel 341 must have a minimum slope of 0.75%. If the sewer main is 185' long, the ground elevation at the proposed terminal manhole must be 405.3', not 403' as shown on this plan. The final grading plan for the parking around building "G" must be adjusted so that the required cover can be achieved. A retaining wall may not be used to provide the depth over the sewer main at the manhole. Show the revised grading on the next series of the plan.

The water meter shown on this plan for multiple buildings is not approved. Individual water services and meters will be required for each new use proposed by this plan. The final location of the water meters will be determined during review of the Commercial Service Application. Remove the single meter from this plan and show separate services to each building on the next series of the plan.

Any unused water and sewer services must be abandoned in accordance with standard Harford County requirements as part of the utility work for this project. The locations of the services and a description of the work shall be shown on the utility plan submitted with the Commercial Service application.

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.

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 for each new building proposed by this plan. The Application must be approved before a building permit will be issued for the associated project. Contact the Division of Water and Sewer Administration and Permitting Section at 410-638-3300 for additional information concerning the requirements of this application.

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.

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2. Stormwater Management must be provided in accordance with the 2000 Design Manual as amended by Supplement 1. In addition quantity control shall be provided for the 100-year design storm.
3. A stormwater management concept plan has been submitted for review. Comments must be addressed on subsequent stormwater plan submittals.
4. A maintenance inspection has been conducted for the existing pond providing stormwater management for the site. Items listed on the inspection report shall be completed as a condition of the stormwater management plan approval. The pond shall be upgraded to meet current standards.
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 stormwater management facility (facilities) is (are) the responsibility of the lot owner (s) and shall be stipulated in the association documents.
7. All pavement striping and traffic control signs shall conform to the Manual on Uniform Traffic Control Devices and State Highway Administration Supplement.
8. It is recommended that the proposed parking drive/aisle be realigned perpendicular to the main through lane at the easterly intersection to eliminate parked vehicles backing into the through lane.
9. A traffic impact analysis was submitted for review. Comments are being forwarded to Planning and Zoning.

PFC Dan Buchler – Sheriff’s Office

The Sheriff’s office has no questions or comments.

Rich Zeller – State Highway Administration

The MDOT SHA is currently reviewing an updated Traffic Impact Study (TIS) and Signal Warrant Analysis for this proposed expansion of the shopping center. When comments become available, they will be forwarded to all interested parties. Should the review of this traffic information determine a need for entrance or road improvements at either entrance to this development, those improvements would be subject to the review and approval of the MDOT SHA, and an access permit would be required for the construction of those

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improvements. The MDOT SHA requests that approval for the Preliminary Plan and Site Plan be withheld until our review of the TIS and Signal Warrant Analysis has been completed.

Jenni Daniels – Planner

On the Preliminary Plan

1. This plan proposes revise previously recorded plat 90-44, entitled “Fallston Shopping Mall” by combining Lot 1 with the 0.468+/- acres of Parcel 398 for a total of 14.26+/- acres in the B3 zoning district.
2. This plan is subject to the conditions noted in the Harford County Board of Appeals Case Number 5912.
3. The plan is subject to the Harford County Forest Conservation Regulations. A Combined Forest Stand Delineation and Forest Conservation Plan (FSDFCP503-2019) has been submitted to the Department of Planning and Zoning for review.
4. A site plan (S523-2019) was submitted concurrently with this preliminary plan. The proposed lot shall be recorded in the Harford County Land Records prior to building permit application of any of the proposed buildings.
5. The final plat shall be updated to reflect the correct election district.

For the Site Plan

1. This plan proposes expand the Fallston Village Shopping Center to 136,279 square feet. This project is being developed under the Integrated Community Shopping Center Special Development regulations found in Section 267-79 of the Harford County Zoning Code.
2. This plan is subject to the conditions noted in the Harford County Board of Appeals Case Number 5912.
3. A Community Input Meeting (CIM) was held on December 12, 2019. Meeting minutes were forwarded to the Department of Planning and Zoning for addition to the project file.

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4. The Landscape plan (L531-2019) submitted cannot be approved at this time. A B-type buffer yard is required between the B3 and CI zoning districts on the northeast corner of the plan.
5. A photometric plan was submitted to the Department of Planning and Zoning. The lighting shall be designed and controlled so that any light shall be shaded, shielded or directed so that the light intensity or brightness does not adversely affect the adjacent property.
6. The existing private "Buffer #1" easement shown on the current plat needs to be addressed. The existing easement agreement requires that "Buffer Zone #1 shall remain in its present natural condition" with the construction or placement of any buildings, roads, signs, billboards, or other advertising, utilities, or other structures on or above the ground prohibited.
7. The plan appears to show "Proposed Building A" in the 100-year floodplain. If the proposed building has any portion within the mapped 100-year floodplain, the new building is subject to meeting Chapter 131 of the Floodplain Management Program. It is highly recommended that the new building be placed outside of the mapped 100-year floodplain area.
8. A Traffic Impact Analysis (TIA) has been submitted to Planning and Zoning, Department of Public Works, and State Highway Administration and is currently under review. Comments shall be forwarded to the consultant.
9. All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.

Public Comments:

Moe Davenport – Again, we can't move forward on our approval until the final decision is rendered and final appeal is held. Do you anticipate submitting a revised plan for a different use than retail by the Peoples Bank?

Bob Capalonga – Possibly, yes

Moe Davenport – If so then that would need to be shown on a revised plan and another series.

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Bob Capalongo – Ok, we are considering other uses.

Darryl Ivins – Bob, regarding the revision to the water and sewer plan. That revision only applies to the property that is not in the proper category. Any redevelopment of existing property or on the existing shopping center would still be allowed upon approval of Planning & Zoning and commercial applications through our office. Likely, we would only restrict the retail building along Mountain Road.

Bob Capalongo – I see what you are saying.

Moe Davenport – Building G.

Bob Capalongo – It would delay construction of that.

Darryl Ivins – Correct. Just review the water & sewer maps.

Bob Capalongo – Ok, we can do everything else then the restaurant will have to wait.

Darryl Ivins – Correct and the sewer and water for the adjacent property will have to wait as well. I will respond to the email that you gave me earlier in writing regarding those questions.

Bob Capalongo – Ok, thank you.

Gloria Moon – State Highway... when you make comments on the traffic impact study is there a site that I can access to read them, your comments?

Rich Zeller – You can contact me and I'll send you a copy.

Gloria Moon – Good, can I have a card.

Rich Zeller – I'll see you after the meeting.

Moe Davenport – This is our last plan so you can get together

Gloria Moon – And, the adjacent property you are discussing is which one? You had said something about an adjacent.

Bob Capalongo – I mentioned the adjacent property which is the next parcel down.

Gloria Moon – Gene's Evergreen?

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Bob Capalongo – No, it's not Gene's. It's the house that is there now. Gene's is the next parcel down from that.

Gloria Moon - You own that now too?

Bob Capalongo – Yes.

Moe Davenport – Anyone else have any questions or comments on this plan? If not, I'd like to thank everyone for their attendance.

Meeting adjourned at 10:40 am.