

DEVELOPMENT ADVISORY COMMITTEE MINUTES

The Development Advisory Committee (DAC) met on March 2, 2022, 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
Robert Anderson	DPW Engineering
Bill Snyder	Volunteer Fire & EMS
Daryl Ivins	Water and Sewer
Erik Robey	Sheriff's Office
Missy Valentino	Harford County Public Schools
Crysta Draayer	Planner, Development Review
Jenni Daniels	Planner, Development Review
Jennifer Freeman	Planning and Zoning

Also in attendance:

Penny Huff	Megan Shelds
Travis Moore	Jeff Rosier
Joe Snee	Bob Capalongo

Moe Davenport, of the Department of Planning and Zoning, welcomed everyone to the meeting. Mr. Davenport explained that a brief presentation will be given by the consultant for each 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. 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.

YourSpace At Five43

Located on the northeast corner of Fountain Green Road (MD 543) and Hickory Bypass (US 1). Tax Map 41; Parcels 9, 320, and 693. Third Election District. Council District D. Planner Jenni D.

Plan No. S60-2022 Construct an 118,850 sf. mini storage building with 2,250 sf. garages, a 6,077 sf. convenience store with a 5,180 sf. gas pump canopy and car wash/ 6.74 acres / CI

Received 02/02/2022 Five43 Storage, LLC/Benjamin Orlando Pers. Rep./1915 Fountain Green Road, LLC/FWA

YourSpace At Five43

Located on the northeast corner of Fountain Green Road (MD 543) and Hickory Bypass (US 1). Tax Map 41; Parcels 9, 320, and 693. Third Election District. Council District D. Planner Jenni D.

Plan No.	P61-2022	Create two commercial lots/ 6.74 acres / CI
Received	02/02/2022	Five43 Storage, LLC/Benjamin Orlando Pers. Rep./1915 Fountain Green Road, LLC/FWA

Verbatim Transcript

Travis Moore - FWA

We are representing the developer today for the project. The subject property is at 1915 Fountain Green Road in Bel Air. It is 6.74 acres, and it is zoned Commercial Industrial. We are proposing two separate lots. Lot 1 is a 118,850 sf, 3 story mini warehouse self-storage building and Lot 2 is a 6,000-sf convenience store with a separate building as a car wash and a gas pump canopy. Primary access to the site will be off of MD 543 with one right turn in only and the main entrance will be directly across from the apartments that are across the street. The development will be served by Harford County public water and sewer. Stormwater management will be provided through several ESD practices and also a quality management pond that discharges into the State Highway right of way through their storm drain system. Forest Conservation is being provided according to Harford County and state standards regulations. Note that .686 acres of off-site reforestation is being proposed as part of this project.

Bill Snyder – Volunteer Fire & EMS

No comments on the preliminary. The storage building will require a Knox Key Box. Contact Bill Snyder at 3094@bavfc.org to order Box and to identify where Box will be located on building.

Emergency Services – Read by Bill Snyder

The proposed 3 Story Building located on Lot 1 is to be addressed as 1911 North Fountain Green Road. Proposed office building located on Lot 1 is to be addressed 1913 North Fountain Green Road. Proposed C - Store located on Lot 2 is to be addressed 1915 North Fountain Green Road. The proposed buildings must display 10” – 12” address numbers and letters, the addresses must be clearly visible from North Fountain Green Road. Signs displaying the addresses must be installed at the drive entrances off North Fountain Green Road. “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

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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.” 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.

Darryl Ivins – DPW Water & Sewer

A new series of the Site Plan is required to address the following comments from the Division of Water and Sewer:

An outside water meter in a vault shall be used to serve the mini storage building on Lot One. It must be located in a public easement adjacent to the SHA right of way in a grassed area.

Since the water meter for Lot Two will be located inside the building, the private portion of the water service for Lot Two must be configured to minimize the length of the service to the building.

The proposed public fire hydrant must be removed from this plan. If additional fire protection is desired, it must be provided on-site after the water meter.

The sewer service for Lot Two may not be closer than ten feet to the proposed monument sign. It also may not be located within five feet of the storm drain inlet. Reconfigure the sign and utilities as necessary to satisfy these requirements.

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

The Site Plan for Lot Two is approved for a Convenience Store only. If something other than a Convenience Store is proposed, then another Site Plan must be submitted for review.

The public water service for Lot Two and the sewer services for both lots shall end at the edge of the SHA right of way. The sewer services shall terminate in sampling manholes.

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.

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Commercial Service Applications must be completed by the owner and approved by Harford County before building permits will be issued for each lot. The Commercial Service Application Number 20201 must be added to the title block of the site plan for Lot One when it is submitted with the Application for approval. Contact the Division of Water and Sewer Administration and Permitting Section at 410-638-3300 for additional information.

Robert Anderson – DPW Engineering

Sediment Control

Required Design Standards

- MDE – Maryland Standards and Specifications for Soil Erosion and Sediment Control, Dec 2011, or latest edition.

Required Plan Approvals

- A sediment control plan is required for the development of this site.
- A grading permit is required
- Stormwater management must be addressed.
- A “Builders Phase” sediment control plan is required prior to issuance of any building permit within this subdivision.

Stormwater Management (SWM)

Required Design Standards

- MDE-Maryland Stormwater Design Manual Volumes I & II (October 2000, Revised May 2009) or latest edition
- SWM-Harford County Code Chapter 214.

Required Plan Approvals

(All comments must be addressed to subsequent submittals)

- SWM Concept Plan
- SWM Site Development
- SWM Final Plan (approval required before issuance of grading permit) and Record Plat

Required Permits

- Grading (needs final SWM plan approval before issuance)
- Stormwater Management permit
- Note: Building permits require SWM permits before issuance

Maintenance

- Maintenance of the stormwater management facility is the responsibility of the property owner and shall be stipulated in the SWM Maintenance Agreement.

Required Easements

- A 20’ wide access easement is required to all stormwater management facilities for maintenance purposes.

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SWM Design Comments

- A Stormwater Management Concept Plan has been submitted for review and must be approved before preliminary plan approval.
- The stormwater management pond drains to a class III stream. The plans will need to be reviewed by the Maryland Department of the Environment-DAM Safety Division before a small pond approval if the facility is a wet pond or is located within 100' of a flowing stream or proposes extended detention greater than 12 hours.
- Signs shall not be located within the SWM Easement.
- An agreement is needed for SWM between the separate property owners for the BMP split by property lines.
- Add flow direction arrows to all storm drain pipes.

Highway Engineering
Design Comments

- A traffic impact analysis was submitted with comments to be forwarded to Planning and Zoning.

Erik Robey – Sheriff's Office

The sheriff's office has no comments.

Missy Valentino – Harford County Public Schools.

No Comments.

Jenni Daniels – Planner

- A preliminary plan proposing to combine two parcels and one lot into two commercial lots was submitted concurrently with a site plan proposing to construct a 118,850-sf mini storage building with garages, a 6,077-sf convenience store with a 5,180-sf gas canopy and car wash on 6.74 acres in the CI zoning district.
- The Forest Conservation Plan submitted cannot be approved. A new version of the FCP shall provide separate worksheets for Lot 1, designated an industrial lot, and Lot 2, a business lot. Additionally, the percentage of individual trees permitted varies for industrial and business uses. The individual plantings provided for reforestation shall be adjusted on each lot per these regulations.
- An offsite reforestation plan shall be submitted to the Department of Planning and Zoning before approval of the Forest Conservation Plan. All efforts should be made to maximize on-site reforestation acreage before any off-site plantings will be approved.
- The proposed lots shall be recorded in the Harford County Land Records prior to

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building permit application for any of the proposed buildings.

- A new version of the site plan shall be required. The following items shall be addressed on the new submission:
 - A 35' rear yard setback is required on Lot 2. All proposed structures shall be relocated out of this setback.
 - The minimum building setback for industrial uses in CI is 30'. This shall be labeled for Lot 1 on a new version.
 - The side yard setback for Lot 1 shall be corrected.
 - Per Harford County Zoning Code, no obstructions which limit visibility at intersections or driveways shall be permitted. The proposed 20' monument sign at the entrance of the property appears to limit visibility from the entrance to the adjacent property.
 - The proposed dumpster location and the appropriate screening shall be shown for Lot 2.
- The landscape plan cannot be approved at this time. Additional plantings are required along the foundation of the proposed convenience store and at the entrance to the office of the storage building. An updated cost estimate shall be included with the new version, including any dumpster screening used for Lot 2.
- Lighting shall be designed and controlled so that any light shall be shaded, shielded, or directed so that the light intensity or brightness shall not adversely affect the operation of vehicles or reflect onto residential lots or buildings.
- All proposed signage shall conform to the Sign Code. Permits shall be obtained from the Department of Planning and Zoning.

Health Department – Read by Moe Davenport

For the Preliminary Plan, this plan proposes to create Lots 1 & 2 for commercial use. This site is presently improved by an existing building and is serviced by an individual well and onsite sewage disposal system. The site will be serviced in the future by Harford County public water and sewer. Prior to further review, the following is required on a revised print to this office:

- The location of the existing well and OSDS servicing the existing building, and each must be marked to be abandoned.
- The vicinity map appears to highlight the wrong property

Additional comments will be forth coming upon review of the site plan. 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.

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For the site plan, the office has the following comments regarding the project:

- Prior to approval of the building permit, the existing building to be razed will require a demolition permit that is secured through the Department of Planning and Zoning. All aspects of the demolition work must be reviewed, approved, and completed to the satisfaction of the Health Department. This includes, but is not limited to, the abandonment of any wells and septic systems, the management of asbestos, hazardous materials, and solid wastes, and the removal of underground storage tanks. All documentation concerning the demolition work must be forwarded to this office. If the owner/developer has any questions concerning the demolition work, they may contact Permits and Plan Review Division.
- A certified Underground Storage Tank installer must be used to install the fuel storage tanks and register the installation with Maryland Department of the Environment, Oil Control Program. A permit may be required from Maryland Department of the Environment, Air and Radiation Administration to construct and operate the vapor recovery system. A permit to operate form is required to put the facility into service.
- The HCHD must review and approve all food service and building plans prior to issuance of the building permit, and a food service package must be completed. To request a food service facility review package, the owner of his/her agent should contact the permits and Plan Review Division. If the plan is recognized as a prototype plan, review will also be required by the Maryland Department of Health, Division of Food Control. If there are any questions regarding this review, the applicant should contact MDH.
- Various permits from MDE may be required depending on the services provided. It is the owner's responsibility to be aware of these regulatory requirements and for obtaining appropriate permits.
- Additional comments from this office will be provided at the time of the building permit or certificate of 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.

State Highway Administration – Read by Moe Davenport

An access permit will be required for all improvements onto MD 543 as well as possible off-site improvements on MDOT Highways. The MDOT SHA is currently reviewing the traffic impact study prepared for this development. When comments become available, they will be forwarded to all interested parties. We will defer making specific requirements for the entrances and road improvements until our review of the TIS is complete.

Public Comments:

No comments.

Country Walk

Located on the south side of West Wheel Road, west of Veterans Memorial Highway (MD 24). Tax Map 56; Parcel 546. First Election District. Council District B. Planner Crysta.

Plan No. P64-2022 Create 38 residential townhome lots using Conventional with Open Space design standards/4.17 acres/R3

Received 02/02/2022 Aslan Real Estate Investment Development & Properties, LLC
WC Country Walk, LLC/EN Engineering

Verbatim Transcript

Bob Capalongo – EN Engineering

The project is 301 West Wheel Road. We are proposing to construct 38 slab 2 car garage townhomes on 4.17 acres. To the north is Country Walk open space, passive open space. To the east is County owned property with a water tower and a baseball field. To the south is Harford County property also. Passive open space to the south. And to the west is existing townhomes as part of the Country Walk subdivision. We proposed to meet all of the Harford County requirements for development.

Bill Snyder – Volunteer Fire & EMS

No Comments.

Emergency Services – Read by Bill Snyder

Bell's Tower Court Road name was previously approved to use by DES. A road name sign must be installed where the road meets West Wheel Road. Addressing of the lots is to follow the latest address markup by DES (uploaded to Energov). This was updated from previous submission for the concept plan due to lot adjustments. All future dwellings must display house numbers where they are clearly visible from Bell's Tower Court.

Darryl Ivins – DPW Water & Sewer

The following comment must be addressed on another series of this plan:

The grading on this plan must be revised so that the maximum sewer depth is twenty feet at the roadway high point. Preliminary review by our office showed that between the high point in the middle of the subdivision at Lot 38 that the sewer may actually end up being deeper than 20 feet.

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Mr. Capalongo said we did evaluate that. These are slab on grade. They are not basements. So that will make a difference. We plan on starting at whatever your minimum requirement is, I believe it is 6 feet. We evaluated about 6 feet at the terminus at the end. We will make sure we stay below 20 feet.

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

The location of the sewer services within the driveways must conform to the standard Water and Sewer Division detail.

Mr. Capalongo said I believe we centered it on the driveway. It is a 2-car driveway.

The contract numbers for this project are 20186 for water and 20187 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. 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. A building permit cannot be issued until the public utilities that serve them are either operational or bonded for construction. 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 review.

Robert Anderson – DPW Engineering

Sediment Control

Required Design Standards

- MDE – Maryland Standards and Specifications for Soil Erosion and Sediment Control, Dec 2011, or latest edition.

Required Plan Approvals

- A sediment control plan is required for the development of this site.
- A grading permit is required
- Stormwater management must be addressed.

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- A “Builders Phase” sediment control plan is required prior to issuance of any building permit within this subdivision.

Stormwater Management (SWM)

Required Design Standards

- MDE-Maryland Stormwater Design Manual Volumes I & II (October 2000, Revised May 2009) or latest edition
- SWM-Harford County Code Chapter 214.

Required Plan Approvals

(All comments must be addressed to subsequent submittals)

- SWM Concept Plan
- SWM Site Development
- SWM Final Plan (approval required before issuance of grading permit) and Record Plat

Required Permits

- Grading (needs final SWM plan approval before issuance)
- Stormwater Management permit
- Note: Building permits require SWM permits before issuance

Required Easements

- A 20’ wide access easement is required to all stormwater management facilities for maintenance purposes.

Maintenance

- Maintenance of the stormwater management facility is the responsibility of the lot owner and shall be stipulated in the association documents.

SWM Design Comments

- A Stormwater Management Concept Plan has been submitted for review and must be approved before preliminary plan approval.
- Facilities need to be designed not to short circuit by paving maximum distance between inlet and outlet structures.
- Storm drain pipes need to be moved from within private property.
- Add flow direction arrows to all storm drain pipes.

Highway Engineering

Required Plan Approvals

- Road and storm drain 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.

Required Design Standards

- Harford County Road Code
- Maryland Manual on Uniform Traffic Control Devices (MdMUTCD) 2011 or latest

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edition (for the pavement striping and traffic control signs.)

Required Permits

- Access permits are required for the proposed driveways.

Rights-of-way/Easements required

- Drainage and utility easements are required along all storm drains from the edge of the right-of-way to the end of the outfall treatment.

Sidewalks

- Sidewalk handicap ramps shall be constructed at the entrance at the PC/PT of curb returns.
- Sidewalk shall be provided along the property frontage, extended along West Wheel Road and connected to the existing on South Tollgate Road. Recommended sidewalk connection be provided, on the south side of the property, from the cul-de-sac to the baseball fields and Emmorton Elementary School.

Drainage

- Computations are required to ensure the existing public storm drain system along West Wheel Road is adequate to handle the additional runoff from the site.
- Suitable outfalls must be provided for the proposed storm drain systems and shall be approved at the time of final design.
- Proposed storm drain systems shall be laid out outside of the proposed Stormwater Management facilities and private lots (17 and 18).

Erik Robey – Sheriff’s Office

The sheriff’s office has no comments.

Missy Valentino – Harford County Public Schools.

The school attendance areas are Emmorton Elementary, Bel Air Middle School and Bel Air High School. Bel Air Middle School is currently projected to be over the 110% threshold. However, at the business meeting on February 14, 2022; the Board of Education of Harford County approved a balancing enrollment plan for Harford County Public Schools. The plan included boundary adjustments to alleviate over crowding at Bel Air Middle School. These adjustments will be implemented at the start of the 2022/2023 school year. Current students are eligible to remain at their current school under the grandfathering provisions. Once HCPS has a better understanding of the number of students remaining at Bel Air Middle and High School through these provisions, the enrollment projections for the impacted schools will be updated.

Crysta Draayer – Planner

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1. This plan proposes to create 38 residential townhome lots using Urban Residential R3 - Conventional with Open Space design standards.
2. The open space requirements for this plan were previously met during the original development of the Country Walk subdivision.
3. This project must adhere to Maryland Department of the Environment (MDE) Guidelines for property in a Tier II watershed. Questions regarding the checklist should be directed to MDE.
4. A new version of the Preliminary Plan is required and shall address the following: a revision note describing the revision to the previously recorded plat for Lot 12 must be included in the general notes section, the zoning of all adjacent properties must be listed, note #21 must include the extent of forest cover to be removed, setback lines must be delineated and labeled. The new version of the plan must also label the area to be owned/maintained by the Homeowners/Community Association, and list this area in the Area Table.
5. This project is subject to the Harford County Forest Conservation Regulations. A Forest Stand Delineation (FSD487-2021-1) has been submitted to the Department of Planning and Zoning and approved.
6. A Forest Conservation Plan (FCP65-2022) has been submitted to the Department of Planning and Zoning but cannot be approved. A new version of the FCP must include the caliper of the proposed on-site individual tree plantings. Also, note #14 in the Site Data mistakenly states that DNR determined that state or federally listed plant or animal species will be affected, this should be corrected to “will not be affected”.
7. This plan does not require Historic Preservation Commission review. It is recommended that a Phase I archeological survey be completed due to the potential for historic archeological resources related to the demolished dwelling, Windy Walls (HA-173).
8. Sidewalks shall be provided along all road frontages.
9. A Landscape Plan (L68-2022) has been submitted to the Department of Planning and Zoning but cannot be approved. A new version of the Landscape Plan must address the following: the Protective Measures Statement must be signed and dated by the developer
10. The project site is served by Emmorton Elementary School, Bel Air Middle School, and Bel Air High School. Per the Adequate Public Facility Requirements, “preliminary subdivision plans exceeding 5 lots shall not be approved at locations where the enrollment of either the middle school or high school which serves the site

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is greater than 110% of the State rated capacity or is projected to be greater than 110% within 3 years". At this time, Bel Air Middle School is projected to be over 110% within 3 years. Therefore, the Preliminary Plan cannot be approved until the Adequate Public Facility Requirements are met.

11. No signage is proposed at this time. If signage is proposed in the future, it must conform to the Sign Code and permits shall be obtained from the Department of Planning and Zoning.

Public Comments:

Penny Huff said I do have a few questions. What is the current school capacity percentage? Is it still at 116% for the middle school?

Ms. Valentino said right now it is at 109%.

Ms. Huff said and you said that you are waiting for some more data.

Ms. Valentino said the Board of Education approved boundary adjustments. So that would move students out of the Bel Air district. However, there is a grandfathering clause. So any student that wants to remain at the school can remain at the school through the grandfathering clause with the caveat that they have to provide their own transportation. So, we are requesting families to let us know what they plan to do so we can plan for that appropriately. And then we will be able to revise our numbers. Honestly we will probably have a better idea come enrollment time in September.

Ms. Huff said so that is sort of the deadline for really finding out the true number around September.

Ms. Valentino said we have requested to provide us that information so we will be able to make assumptions based off of that.

Mr. Davenport said is there a deadline for providing that information for making that decision.

Ms. Valentino said we are requesting families to provide us that information by the end of this month. Because we also have portables located at the middle school. With moves we are looking at the number of portables that need to remain there and if any should go to one of the other schools that we are moving students to. Technically, anyone that is enrolled at the school by the end of this school year will have the right to grandfather. So, we should have a better idea of the exact numbers by April.

Mr. Capalongo said so for clarification when will you be able to say, you can approve the Preliminary plan.

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Mr. Davenport said when the Board of Education tells us that the enrollment projections are below the Adequate Public Facilities.

Ms. Valentino said so it depends on these numbers. If it comes back close if a lot of students stay, then we are going to have to watch and see. Because we don't want to say it is going down.

Mr. Capalongo said do you have an X list of X people.

Ms. Valentino said if we get a list back that says this many people are moving and this many people are staying, and we feel comfortable. If everyone were to move, we are anticipating it would drop down to 90%. You can determine the middle ground in between that. The caveat being that they have to provide their own transportation. That can impact a large number of students.

Mr. Capalongo said just for clarity the 110% is the cut off.

Ms. Valentino said over 3 years.

Mr. Davenport said I would say they are not going to change those projections until they are confident that they are going to be well below.

Mr. Capalongo said what is the earliest they would have confidence in that.

Ms. Valentino said we are going to have some data on the number of students that plan to grandfather in by the end of this month. So we can look at it then and re-evaluate at that time.

Mr. Capalongo said they will be in contact with the County at that time.

Ms. Valentino said the Annual Growth Report typically goes in June. So hopefully by June you would have a better idea. July 1st it becomes effective.

Mr. Capalongo said that is what I thought the date was.

Mr. Huff said can someone please explain the difference between underground stormwater management facility as opposed to stormwater management pond. I see on the site plan in front there is an underground and the rear has the pond.

Mr. Davenport said it is somewhat self-explanatory. But the underground, you wouldn't see it. There would be a concrete vault underground. A system but pipes would go into it. It will be grass or lawn over top of it.

Mr. Capalongo said if you are looking at this from Wheel Road, you won't see the vault. But if you are looking up this hill you will see lawn. You won't see the facility there. Then we have a small bioretention facility here. This will have planting in it. And we have a couple of

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areas where we have swales. They are treating waters as they go. Then a series of micro bioretention along Wheel Road. You will see those. Those are also planted. They are also maintained by the HOA

Ms. Huff said my next question sort of leads into the swale. Can you explain that to me because I do see the indication line the whole way down between the two properties. Is that like underground piping? What is that? Is that just natural swale?

Mr. Capalongo said yes. There is a high point. Water will flow this direction into this facility and be treated and come out the underground system runs down underground right here. Water is going to flow off these yards into a channel.

Ms. Huff said so is it underground. Do we see something? Is that a pipe underground?

Mr. Capalongo said all you are going to see from the back of your home looking up would be basically lawn. This has a treatment on it and grass grows through it, to prevent erosion. There is no holding facility like we have back here in that corner. When it rains it will flow along the grass swale.

Ms. Huff said saying that about the swale on that hillside. Is the hill as it sits today? Is the topography of the land going to be the same or are you going to be cutting down that hill to any degree? Or is it going to sit as we see it?

Mr. Capalongo said we are going to hold your grade along the back.

Ms. Huff said we are still going to have that hill.

Mr. Capalongo said it will come up the hill, come back down a little bit to create our swale. That will drain. So no water coming onto your property.

Ms. Huff said you are going to be at the top doing this.

Mr. Capalongo said we are not touching any of the properties on that side.

Ms. Huff said do we know who the builder is projected to be.

Mr. Capalongo said Ward Communities.

Ms. Huff said will there be sidewalk extension have from the new property. Will you be coming down to Amelanchier Court?

Mr. Capalongo said we weren't planning on coming all the way down. We were going to put a sidewalk that terminates here. So you all would have to build this little section if you want to connect or walk on the shoulder. We are required to go along our frontage.

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Ms. Huff said we are only having a few feet of no sidewalk.

Mr. Capalongo said we are going the extra mile here. We technically only have to do our frontage.

Ms. Huff said I am assuming Bell Tower Court is going to have streetlights.

Mr. Capalongo said yes.

Ms. Huff said I guess you don't have a projection date of the start of the land development until we have the school issue resolved.

Mr. Capalongo said yes.

Ms. Huff said I personally and my neighbor next to me would personally like to request from the developer or the builder to consider a natural buffer between Lots 17 and 18. They are the ones that are pushing closer to the existing townhomes. They are the only ones that push feet toward us. What is the plan surrounding of the stormwater management pond in the back of the development adjacent to the existing townhomes? Is there going to be fencing, trees?

Mr. Capalongo said I don't believe fencing is required because it is not deep enough. It is only about a foot and a half deep. It is a small area we are going to plant with mulch. It will be landscaped and maintained. It is only a small, little depression.

Meeting adjourned at 9:42 am.