

CECIL COUNTY PLANNING COMMISSION
MEETING MINUTES
16 August 2010

Present: Doordan, B. Patrick; Janusz, Joe; Mortimer, William; Wallace, Wyatt; Wiggins, Kennard; Demmler, Rebecca; Campbell, Clara; Di Giacomo, Tony; Sennstrom, Eric; Whittie, Tim; Woodhull, Mark; Von Staden, Fred

Absent: Taylor, Randall; Bakeoven, Jennifer

Call to Order: Chairman Mortimer called the meeting to order at 12:05 p.m.

Approval of Minutes: Motion was made by Joe Janusz to approve the July 2010 meeting minutes. Motion was seconded by Wyatt Wallace. All members present voted in favor of motion. Motion carried.

Worsell Manor, Section 1, Lots 1-12, Preliminary Plat Extension

Mike Burcham appeared to present the request for an extension of the preliminary plat approval for the proposed subdivision known as Worsell Manor.

Dr. Di Giacomo read the Planning & Zoning comments. Zoning: **SAR**

Density: The Concept Plat, proposing 41 lots on 330.58 acres, for a proposed density of **1/8.06¹**, was approved on 12/21/06, conditioned on:

- 1) The **boundary line survey**'s being completed prior to TAC review of the Preliminary Plat;
- 2) Documentation of the **JD**'s completion being received prior to the Planning Commission's review of the Preliminary Plat;
- 3) The **PFCP** being approved prior to the Planning Commission's review of any Preliminary Plat; and
- 4) A joint **TIS** being completed with the developers of the adjacent Worsell Manor project prior to the Planning Commission's review of any Preliminary Plat.

The Section 1 Preliminary Plat was approved on 9/15/08, conditioned on:

- 1) Health Department requirements being met;
- 2) DPW requirements being met;
- 3) Parcel 42 being cited on all subsequent submissions;
- 4) The 10' street tree planting easement being depicted, labeled, and noted on all subsequent submissions;

¹ The **SAR** zone then permitted a maximum base density of **1 du/8 ac**. As of 1/107, the SAR permitted density changed to 1/20.

- 5) The common open space proposed on all subsequent submissions totaling at least 15% of the gross acreage in the aggregate;
- 6) The **FCP/Landscape Plan** being approved prior to Final Plat review;
- 7) Deed restrictions for the long-term protection of the street trees & Forest Retention/Afforestation Areas (**FRA**s) being recorded & noted on the plat prior to recordation, with the metes & bounds description of the **FRA** being shown on the Final & Record Plats;
- 8) The standard street tree and forest retention notes being included on the Final & Record Plats; and
- 9) The previous TIS requirement being waived.

The proposed Section 1 density was **1/2.116**, based upon 25.386 acre

§4.1.17 provides that Preliminary Plats shall be valid for two years **from date of approval**. Therefore, the 9/15/08 Preliminary approval is set to expire on 9/15/10, unless either a Final Plat is approved and recorded or, as requested, the revised Preliminary Plat's validity is extended.

If the requested extension is granted, then the Preliminary approval for the proposed Section 1 will be extended until **8/16/12**.

§4.1.18 of the Subdivision Regulations stipulates, "The Planning Commission may, at their regular monthly meeting, grant an extension of the Preliminary approval for two (2) years upon application of the developer. If granted, said extension shall run for two (2) years from the date said extension is granted. In connection with such request, the Commission shall consider the following:

- a) Change of adjoining land use.
- b) Change in street or highway plan.
- c) Change in zoning or subdivision regulations."

There have been **no** such pertinent changes.

Mark Woodhull read the comments of the Department of Public Works. The Department has no objection to granting the extension requested. The Applicant is advised that the SWM and E&S Control plans for this project must be designed in accordance with the current SWM Ordinance. The Applicant is further advised that the concept, preliminary & final SWM plans must be approved prior to submitting the final plat to the Planning Commission for review. Lastly the Department's comments from the September 15, 2008 Planning Commission meeting still apply but will not be read at this time:

1. A SWM plan, Road & Storm Drain plan, and a Mass and Final Grading plan must be approved by the CCDPW prior to submittal for Final Plat Approval.
2. The design for the proposed streets & storm drains must be in accordance with the new Road Code.

3. *The Trip Distribution Analysis requested at the August 6, 2008 TAC meeting has been submitted and the Department accepts its findings.*
4. *The protocol 3 road condition survey & road improvements plan for Worsell Manor Road has been submitted and the Department has reviewed it. Based on that review the extent of the Worsell Manor Road improvements will be limited to the mill & overlay of the north bound lane for the 220' section identified in the road improvements plan submitted. This meets the requirements of Section 3.07.15 of the Road Code.*
5. *The acceleration & deceleration lanes proposed are not acceptable due to length proposed. The default minimum for these lanes is 100' of 10' wide pavement extending from the point of curvature of the entrance curve. The 100' length consists of a 50' taper section and a 50' full width transition area. The taper line is delineated by a paint stripe set at a 5/1 ratio. The Applicant's Engineer must address this in the road design submitted for review.*
6. *The applicant has provided sight distance measurements (includes intersection & stopping) submittal for two of the proposed Worsell Manor Road access locations and they exceed AASHTO's minimum suggested distances. As such the Department finds them acceptable. A similar approval will be required for the proposed driveway for Lot 40 prior to that section of the subdivision being presented.*
7. *It appears that open section road is proposed and as such the preliminary plat should reflect the road shoulders and roadside drainage ditch associated with Standard Detail R-6.*
8. *Lots 1-3 are denied direct access to Worsell Manor Road and must be so indicated on the final plat and final lot grading plan.*
9. *The Department has a question about the apparent routing of runoff from an existing drainage ditch in to the SWM pond near Lot12.*
10. *The following standard notes and requirements apply to this plat and project: The details of these notes and requirements will be identified in the record but will not be read at this time:*

10.1 The Final Plat Lot Grading and the Lot Grading Plan Construction Limits Note.

10.2 Compliance with Sections 251-9.A (5), 251-13, and 251-15.D. of the Cecil County Stormwater Management Ordinance.

10.3 Requirements for Utility relocations.

10.4 Requirements for Public Works Agreements.

10.5 Requirements for Stormwater Inspection and Maintenance Agreements.

10.6 Requirements for County Roads.

10.7 Requirements for Driveways.

Notes and requirements identified for record:

1. The Final Plat must include the Lot Grading Plan standard note. The Lot Grading Plan must include the standard construction limits note.
 - a. *Final Plat: "A lot grading plan has been approved by the CCDPW for the construction shown hereon. A site construction as built shall be submitted to the CCDPW prior to use and/or occupancy of*

any of the sites shown hereon. Any change to the Forest Retention, Forestation, and/or Reforestation will require a consistency review, of the SWM approval, with CCDPW.”

- b. *Grading Plan: “No clearing or grading is permitted beyond the limits of disturbance show hereon. Any expanded clearing and/or grading in the absence of an approved revised lot grading plan may be considered non-compliance with Chapter 251 of the Cecil County Code and either or both the developer and/or Builder may be subject to the enforcement of the penalty provisions therein.”*
2. The downstream conveyance of storm water must be analyzed in accordance with Section 251-9 A. (5) of the county’s SWM Ordinance. If stormwater discharge is directed off of the site on to adjacent property it is the responsibility of the Developer to obtain appropriate easements from the affected property owners per Sections 251-13 and 251-15.D of the Cecil County SWM Ordinance.
3. Where determined necessary by the utility companies, the owner, the designer, or DPW, utility poles must be relocated at the Developer’s expense.
4. A Public Works Agreement is required for the streets & storm drainage construction.
5. An Inspection & Maintenance Agreement is required for the private SWM facilities.
6. The street R.O.W. entrance tapers must be offset 25’ from the R.O.W. point of intersection and be straight lines, per 7.2.12.E.3 of the Subdivision Regulations. The internal street grade leaving the County road may not exceed 5% within the limits of the intersection right-of-way.
7. All driveways must be paved at least to the right of way. The driveway paving must be complete for all lots at the time when the surface course for the internal roads is installed. This requirement includes any vacant but platted lots. Any driveway exceeding 5% up-gradient-slope from the roadway must be paved to the crest. If the development is phased these requirements will apply to each phase when 80% of the lots are built-out. All of these requirements must be reflected on the Lot Grading Plan.

Vice Chairman Doordan read the comments from the Department of Environmental Health.

Chairman Mortimer asked if anyone desired to speak in favor or in opposition to the proposal. No rose to speak.

Staff recommended granting a two year extension of the preliminary plat.

Motion was made by Joe Janusz to grant a two year extension of the preliminary plat to expire on 16 August 2012. Motion was seconded by Wyatt Wallace. All members present voted in favor of the motion. Motion carried.

Sun Valley Estates, Lots 1-26, Concept Plat Extension

Mike Burcham and Jim Barczewski appeared to present the request to extend the concept plat approval for proposal known as Sun Valley Estates.

Dr. Di Giacomo read the Planning and Zoning Comments. Zoning: **SR**

Density: The **SR** zone permits a maximum base density of **1 du/ 1 ac.**, or **2/1** with community facilities. The Concept Plat, proposing 26 lots on 13.17 acres, for a proposed density of **1.97/1**, was approved on 9/21/06, conditioned on:

- 1) The **boundary line survey**’s being completed prior to TAC review of the Preliminary Plat;
- 2) Documentation of the **JD**’s completion being received prior to the Planning Commission’s review of the Preliminary Plat; and
- 3) The Natural Heritage letter’s being received prior to PFCP approval.

§4.0.09 of the Cecil County Subdivision Regulations provided that Concept Plats shall be valid for two years from date of approval. Therefore, the 9/21/06 approval of the Concept Plat was extended on 9/20/08 and again on 9/15/09. It is set to expire on 9/21/10. If another extension is granted, it shall extend Concept validity until **9/21/11**.

§4.0.10 of the Subdivision Regulations stipulates, "The Planning Commission may, at their regular monthly meeting, grant an extension of the density approval of a Concept Plat for one (1) year upon application of the developer. If granted, said extension shall run for one (1) year from the anniversary of the original date of approval. In connection with such request, the Commission shall consider the following:

- d) Change in the zoning classification of the property.
- e) Change in the Zoning Ordinance.
- f) Change in the Subdivision Regulations.
- g) Change in the Comprehensive Plan.
- h) Change in the Critical Area designation of the property.
- i) Change in the Critical Area Program.
- j) Change in the Forest Conservation Regulations."

Staff reports only that a new Comprehensive Plan has been adopted, and the 2010 Comprehensive Plan shows this site to be in the Medium Density Growth Area, which would have a density "range from two to six units per acre." The 1990 Comprehensive Plan's Suburban Residential District called for densities of up to 3:1, without incentives (4:1 with). The Concept Plat was approved at just below the lower end of 2010 Plan's density range.

Mark Woodhull read the Department of Public Works' comments. The Department has no objection to the extension requested. The proposed roads, water and sanitary sewer systems must be designed to meet the current Cecil County codes & ordinances. Additionally the Applicant is advised that the SWM and E&S Control plans for this project must be designed in accordance with the current SWM Ordinance and as such the Applicant is advised that the concept and preliminary SWM plans must be approved prior to submitting the preliminary plat to the Planning Commission for review. The outstanding comments from the September 21, 2006 & September 15, 2008 Planning Commission meetings still apply but will not be read at this time:

- 1. A SWM plan, Road & Storm Drain plan, a Sanitary Sewer System plan, a Water Distribution System plan, and a Mass and Final Grading plan must be approved by the CCDPW prior to submittal for Final Plat Approval. The fees for design review of this project must be provided at the time of first design submittals.*
- 2. This property is outside of the Master Water & Sewer Plan (MWSP) coverage area. Therefore the applicant will need to request an amendment to the MWSP Plan. If this site is brought into the Master Water & Sewer Master Plan, applicant must obtain an allocation for public sewer and water prior to final plat.*
- 3. No water or sewer allocation is available to this site at this time. The comments that follow presuppose that the Applicant somehow remedies this lack of available capacity.*

4. *The ability of the existing water distribution system, together with the proposed extensions, to provide adequate fire flow and pressure must be demonstrated through an update to the Engineering Report of Meadow View – Highlands Water System Analysis prepared by George, Miles, & Buhr, LLC in October 2004.*
5. *Will this site require an onsite lift or pumping station to connect to the Highlands WWTP?*
6. *Any sanitary sewer lines run outside of County ROW must be ductile iron and located in a utility easement of sufficient width to allow access.*
7. *What is the proposed disposition of the existing structures on site?*
8. *The applicant must provide a Protocol 2 Road Condition Survey & Road Improvements Plan for Valley Road. The extent of this survey will run this sites northern most road frontage to the intersection with Barksdale Road. The Department may require the applicant to perform off-site upgrades to Valley Road based on the findings of this condition survey. The extent & nature of the improvements must be approved by the Department prior to submitting the preliminary plat for Planning Commission approval. At a minimum the developer shall upgrade Valley Road for a distance of 100' either side of the point of intersection between the proposed entrance and Valley Road. The developer must make a legitimate good faith effort to obtain all ROW required to accomplish these improvements. This effort must conform to Section 3.07.15 of the Road Code Guidance Manual. The applicant may seek a variance to these requirements if after these efforts the applicant is unable to obtain the necessary ROW.*
9. *Applicant must provide sight distance measurements for the Valley Road access and have DPW approval prior to submitting the preliminary plat for Planning Commission review.*
10. *Have you had any discussions with the adjacent property owner in regards to your proposed connectivity? This Department is aware of a conceptual layout for the Estates at Barksdale property and a street stub is shown into this site. The stub adjacent to Lots 9, 10, & 11 should be terminated at the property line with Barksdale Village subdivision in order to access Lot 10. A 'Tee-Turnaround' may be required at this terminus.*
11. *With lot frontages of less than 75' being proposed, Section 2.07 of the Road Code requires that a curbed road section be used throughout the development. With closed section road and the size of these lots the Department will require that a 30' wide pavement section be constructed within the 50' ROW proposed (see Standard Detail R-6A).*
12. *Lots 1 & 26 must be denied access to Valley Road along their entire road frontage. Add a note indicating the same to the final plat. And both lots must also be denied access to the proposed road for the first 75' as measured from the point of intersection with Valley Road. All denied access must be identified on the Final Plat as well as the Lot Grading Plan.*
13. *Any Tot Lots or active recreation areas required by the Planning Commission must be included in a PWA and have approved construction plans.*
14. *The following standard notes and requirements apply to this plat and project: The details of these notes and requirements will be identified in the record but will not be read at this time:*
 - 14.1 The Final Plat Lot Grading and Lot Grading Plan Construction Limits Notes.
 - 14.2 Compliance with Sections 251-9.A (5), 251-13, and 251-15.D. of the Cecil County Stormwater Management Ordinance.
 - 14.3 Compliance with Section 3.07.15 of the Cecil County Road Code.
 - 14.4 Requirements for Utility relocations.
 - 14.5 Requirements for Public Works Agreements.

- 14.6 Requirements for Stormwater Inspection and Maintenance Agreements.
- 14.7 Requirements for County Roads.
- 14.8 Requirements for Driveways.
- 14.9 Requirements for Final Plat - Public Water & Sewer Allocation.
- 14.10 Requirements for Sewer Service Cleanouts – Location

Notes and requirements identified for record:

1. The Final Plat must include the Lot Grading Plan standard note. The Lot Grading Plan must include the standard construction limits note.
 - a. *Final Plat: "A lot grading plan has been approved by the CCDPW for the construction shown hereon. A site construction as built shall be submitted to the CCDPW prior to use and/or occupancy of any of the sites shown hereon. Any change to the Forest Retention, Forestation, and/or Reforestation will require a consistency review, of the SWM approval, with CCDPW."*
 - b. *Grading Plan: "No clearing or grading is permitted beyond the limits of disturbance show hereon. Any expanded clearing and/or grading in the absence of an approved revised lot grading plan may be considered non-compliance with Chapter 251 of the Cecil County Code and either or both the developer and/or Builder may be subject to the enforcement of the penalty provisions therein."*
2. The downstream conveyance of storm water must be analyzed in accordance with Section 251-9 A. (5) of the county's SWM Ordinance. If stormwater discharge is directed off of the site on to adjacent property it is the responsibility of the Developer to obtain appropriate easements from the affected property owners per Sections 251-13 and 251-15.D of the Cecil County SWM Ordinance.
3. Section 3.07.15 of the Road Code requires that Valley Road be upgraded to a for 100' either side of the proposed entrance. The extent & nature of upgrades will be determined after reviewing the Protocol 2 Road Condition Survey & Improvements plan. The design engineer must address the requirement for minimum acceleration, deceleration, and bypass lanes. Any right-of-way acquisition necessary shall be performed by the applicant and at the applicant's expense.
4. Where determined necessary by the utility companies, the owner, the designer, or DPW, utility poles must be relocated at the Developer's expense.
5. A Public Works Agreement is required for the streets & storm drainage, and public sewer & water systems proposed.
6. An Inspection & Maintenance Agreement is required for the private SWM facilities.
7. The street ROW entrance tapers must be offset 25' from the ROW point of intersection and be straight lines, per 7.2.12.E.3 of the Subdivision Regulations.
8. All driveways must be paved at least to the right of way. The driveway paving must be complete for all lots at the time when the surface course for the internal roads is installed. This requirement includes any vacant but platted lots. Any driveway exceeding 5% up-gradient-slope from the roadway must be paved to the crest. If the development is phased these requirements will apply to each phase when 80% of the lots are built-out. All of these requirements must be reflected on the Lot Grading Plan.
9. Developer must request and obtain a public water & sewer allocation from the Department of Public Works before submitting a final plat to the Cecil County Planning Commission for approval.
10. All sewer service cleanouts must be designed to be outside of all paved or concrete areas on each lot and this must be shown on the utility plans.

Vice Chairman Doordan read the comments of the Department of Environmental Health.

Chairman Mortimer asked if anyone desired to speak in favor or in opposition to the request. No rose to speak.

Staff recommended granting a one year extension of the concept plat to expire on 21 September 2011.

Motion was made by B. Patrick Doordan to grant an extension of the concept plat to expire on 21 September 2011. Motion was seconded by Wyatt Wallace. All members present voted in favor of the motion. Motion carried.

Chesapeake Club, Lots 344 – 876, Preliminary Plat Extension

Mike Burcham and Mike Pugh appeared to present the request to extend the preliminary plat approval for the project known as Chesapeake Club, Lots 344 – 876.

Dr. Di Giacomo read the Planning & Zoning comments. Zoning = **RM**.

The original Concept Plat was approved **5/19/87** for 1440 units on 411 acres, for a density of **3.5/1**. The **RM** zone allows for a density of **6/1** with community facilities.

Revised Concept Plats were approved **12/20/93**, **6/20/94** (with no conditions), **3/16/98**, and **9/16/02**. These revised Concept Plats have all adhered to the originally-approved density of **3.5/1**, and they have reflected only slight changes in design, layout, and structure types.

The Chesapeake Club Fairway Links Area H-2 and H-3, Lots 188-343, Preliminary Plat was approved on 4/27/04.

The original Preliminary Plat for proposed Lots 344-876 was approved on 8/15/05, conditioned on:

- 1) Health Department requirements being met;
- 2) **DPW** requirements being met;
- 3) The **FCP** and **Landscape Plan** being approved prior to Final Plat review;
- 4) **Sidewalks** or walkways, in keeping with the designs of completed sections, being included;
- 5) **Water** allocation must be **confirmed** by the Town of North East prior to Final Plat approval;
- 6) **Sewer** allocation must be confirmed by the Department of Public Works prior to Final Plat approval;
- 7) A revised Preliminary Plat showing fire hydrant locations being submitted for North East Volunteer Fire Company, Emergency Services, and DPW review prior to Final Plat review;
- 8) **A TIS being completed and reviewed, and a consensus being reached among DPW, OPZ, and SHA as to needed improvements, prior to Final Plat review;**
- 9) The Final Plat's noting and showing both rear and side access easement for those townhouses that do not back up to common open space; and
- 10) The details of the cross easement agreement areas being shown on the Final and Record Plats.

§4.1.17 of the Subdivision Regulations provides that Preliminary Plats shall be valid for **two years** from date of approval. Therefore, per **§4.1.18**, a 1-year extension was granted on 7/16/07, **but it expired on 7/16/08**.

An Area H Preliminary Plat for proposed lots 110-216 was approved on 5/20/02.

An Area H-1 Final Plat for proposed lots 128-187 was approved on 1/22/04. Those Record Plats were signed on 7/6/04.

The Area H Preliminary Plat for proposed lots 110-216 approval expired on 7/6/06.

What, then, is now proposed regarding Lots 110-127?

The Chesapeake Club Fairway Links Area H-2 and H-3, Lots 188-343, Preliminary Plat was approved on 4/27/04. No record plat was recorded subsequent to the 10/16/06 Final Plat approval. Therefore, the 3/20/06 Preliminary Plat extension expired on 3/20/07.

The Chesapeake Club Fairway Links Area H-2 and H-3, Lots 188-343, Preliminary Plat was extended on 7/21/08.

A revised Preliminary Plat for proposed Lots 344-876, **consistent** with the approved revised Concept Plat, the approved Area H-2 and H-3, Lots 188-343, Preliminary Plat, and the Preliminary Plat previously approved on 8/15/05, was approved on 9/ /08, conditioned on:

- 1) DPW concerns being addressed, to include a **TIS**.
- 2)

§4.1.17 provides that Preliminary Plats shall be valid for two years **from date of approval**. Therefore, the 9/15/08 Preliminary approval is set to expire on 9/15/10, unless either a Final Plat is approved and recorded or, as requested, the revised Preliminary Plat's validity is extended.

If the requested extension is granted, then the Preliminary approval for proposed Lots 344-876 will be extended until **8/16/12**.

§4.1.18 of the Subdivision Regulations stipulates, "The Planning Commission may, at their regular monthly meeting, grant an extension of the Preliminary approval for two (2) years upon application of the developer. If granted, said extension shall run for two (2) years from the date said extension is granted. In connection with such request, the Commission shall consider the following:

- k) Change of adjoining land use.
- l) Change in street or highway plan.
- m) Change in zoning or subdivision regulations."

There have been **no** such pertinent **changes**.

Mark Woodhull read the comments of the Department of Public Works. The Department has no objection to granting the extension requested. The Applicant is advised that the SWM and E&S Control plans for this project must be designed in accordance with the current SWM Ordinance and as such the Applicant is advised that the concept, preliminary & final SWM plans must be approved prior to submitting the final plat to the Planning Commission for review. In addition the Department's comments from the September 15, 2008 Planning Commission meeting still apply and will not be read but will be included in the minutes of this meeting:

1. *The design of the proposed streets must be in accordance with the new Road Code. This will have a major effect on the street layout present here.*
2. *A Protocol Three Road Condition Survey & Road Improvements Plan will be required for Irishtown road extending from Timberlane Drive to MD Route 272. This is needed to establish what improvements/repairs will be required on Irishtown Road to support the additional traffic loading generated by this development. The Department's policy is to have all major road issues resolved between the Developer & the Department prior to the Planning Commission's review of the preliminary plat.*
3. *With the traffic flow in & out of this development it is quite possible that beside the normal acceleration & deceleration lanes bypass lanes will be required at both entrances. This may require the Developer to obtain additional ROW from the owners of adjoining properties on the north side of Irishtown Road. Failing this Irishtown Road centerline must be shifted toward the south to accommodate the bypass lane. The Department will not entertain any request to omit the need for a bypass lane. This is an item that requires resolution prior to approving the final plat.*
4. *An amended Road Code Variance request must be submitted by the Developer's consulting engineering in accordance with criteria established on August 12, 2005 in consultation with the Director of the Department of Public Works. The applicant and the planning commission can expect layout changes to the current preliminary plat roadway network.*
5. *The Department wants to see a Traffic Impact Study (TIS). Since this development was originally proposed there have been major changes in the number of background developments, both proposed as well as under construction that are analyzed in the TIS. Submittal of the revised TIS is required prior to final plat review by the Planning Commission. A critical component of this TIS will be the lane capacity analysis for Irishtown Road with the impact of this development.*
6. *The new Storm Water Management Act of 2007 will be taking effect by the end of the year which could impact the proposed layout.*
7. *The Department understands that the Town of North East will own the water distribution system in this development. The CCDPW recommends that the water distribution system, including fire hydrant locations, be designed to meet or exceed the County's standards. We also recommend that the Town request that the serving fire company review fire hydrant spacing and locations. The water lines must be reflected on the sanitary sewer plans and as-builts. All easements for the water lines must be reflected on the final plat. The Town should require a PWA for the water system.*
8. *The De La Plaine sewage pump station upgrades must be complete prior to sewer allocation being granted for any of the proposed lots. A benefit assessment for the north east sanitary sewer sub district improvements project and SPS improvements is anticipated and will likely be applicable to each unit of this project proposal.*
9. *A preliminary sewer layout was provided on July 12, 2005 to the Department of Public Works. It is anticipated that a response will be forwarded to the applicant in the next thirty days. Off-road sanitary sewer collection system and force main alignments must be made accessible and maintainable along with a minimum 12' wide gravel access road. It is not evident how the current layout provides these features to the Department and the applicant will need to resolve these issues to the Department's satisfaction before any infrastructure design submittals can be reviewed by the Department. Discuss phasing in terms of construction traffic access through the established subdivision streets and the timing of the new access locations on Irishtown Road.*
10. *We had requested that the Applicant provide a phasing plan on the preliminary plat for planning commission review. This has not been shown. What phasing are you proposing?*
11. *Identify the proposed sidewalk limits for record. I.e., one side, both sides, to be determined, etc. Will a separate bike/pedestrian access be provided, or will the sidewalk serve this purpose?*

- 12.** *All off-street parking areas are to be maintained by the HOA unless otherwise noted. Identify parking easements as private easements for HOA maintenance of the parking areas. Identify permanent maintenance easements in accordance with footnote two of standard detail R-5 of the Cecil County Road Code. For the town home units, how many off-street parking spaces will be provided on each town home lot?*
- 13.** *In all cases where the lot layouts proposed hereon contain dual or multiple frontages, the lots should access the new roadways of lower use classification.*
- 14.** *Bay Club Parkway shall be designed, at a minimum, as a residential minor collector road from the point it starts to Grand Slam Court and as a major collector road from Grand Slam Court, north to Irishtown Road. For a parkway, why is no monumental entrance or center island theme proposed?*
- 15.** *Blue Heron Drive from its point of origin to the south leg of Fairway Oaks Lane shall be designed, at a minimum, as a residential minor collector road and designed as a residential major collector road from there north to Irishtown Road.*
- 16.** *Access should be provided, separate from public drainage and utility easements, to all stormwater management facilities. The combined width of any adjacent public drainage and private stormwater access easements should not be less than 30 feet. Revise access for Stormwater Facility off Gallery Drive.*
- 17.** *Section 3.07.15 of the Road Code requires that Irishtown Road be upgraded to a Minor Collector Road standard for 100' either side of the proposed entrance. The design engineer must address the requirement for minimum bypass, acceleration and deceleration lanes. Any right-of-way acquisition necessary shall be performed by the applicant and at the applicant's expense.*
- 18.** *Subdivision entrance geometry design off Irishtown Road must be coordinated with the Department and a plan view submittal made prior to any major engineering effort commencing for the subdivision. The Developer will be responsible to repair any damage to existing county roads within the Chesapeake Club development created by construction traffic associated with this phase of development. Once a phasing plan is submitted, the Department will comment upon the timing of the Irishtown Road entrance constructions relative to the overall project phasing.*
- 19.** *Where determined necessary by the utility companies, the owner, the designer, or DPW, utilities poles must be relocated at the Owner's expense.*
- 20.** *Pre-design geotechnical evaluation and borings along the proposed road perennial stream, intermittent stream, and wetlands crossings is required, along with specific remedial recommendations for subsurface drainage and street sub grade placement.*
- 21.** *The Department recommends that the applicant's engineering meet with the Department before beginning the site infrastructure design*
- 22.** *Public works agreements are required for the internal streets & storm drains and sanitary sewer work.*
- 23.** *An Inspection & Maintenance Agreement is required for the private SWM facilities.*
- 24.** *A TIS should be required.*
- 25.** *The following standard notes and requirements apply to this plat and project: The details of these notes and requirements will be identified in the record but will not be read at this time:*
 - 25.1** *The Final Plat Lot Grading and Lot Grading Plan Construction Limits Notes.*
 - 25.2** *Compliance with Sections 251-9.A (5), 251-13, and 251-15.D. of the Cecil County Stormwater Management Ordinance.*
 - 25.3** *Requirements for Stormwater Inspection and Maintenance Agreements.*

25.4 Requirements for Public Works Agreements.

25.5 Requirements for Utility relocations.

25.6 Requirements for Driveways

Notes and requirements identified for record:

1. The Final Plat must include the Lot Grading Plan standard note. The Lot Grading Plan must include the standard construction limits note.
 - a. *Final Plat: "A lot grading plan has been approved by the CCDPW for the construction shown hereon. A site construction as built shall be submitted to the CCDPW prior to use and/or occupancy of any of the sites shown hereon. Any change to the Forest Retention, Forestation, and/or Reforestation will require a consistency review, of the SWM approval, with CCDPW."*
 - b. *Grading Plan: "No clearing or grading is permitted beyond the limits of disturbance shown hereon. Any expanded clearing and/or grading in the absence of an approved revised lot grading plan may be considered non-compliance with Chapter 251 of the Cecil County Code and either or both the developer and/or Builder may be subject to the enforcement of the penalty provisions therein."*
2. The downstream conveyance of storm water must be analyzed in accordance with Section 251-9 A. (5) of the County's SWM Ordinance. If stormwater discharge is directed off of the site on to adjacent property it is the responsibility of the Developer to obtain appropriate easements from the affected property owners per Sections 251-13 and 251-15.D of the Cecil County SWM Ordinance.
3. An Inspection & Maintenance Agreement is required for the private SWM facilities.
4. A Public Works Agreement is required for the proposed road work and for the sewer work proposed.
5. Where determined necessary by the utility companies, the owner, the designer, or DPW, utility poles must be relocated at the Developer's expense.
6. All driveways accessing them must be paved at least to the right of way. The driveway paving must be complete for all lots at the time when the surface course for the proposed road is installed. This requirement includes any vacant but platted lots. Any driveway exceeding 5% up-gradient-slope from the roadway must be paved to the crest. If the development is phased these requirements will apply to each phase when 80% of the lots are built-out. All of these requirements must be reflected on the Lot Grading Plan.

Vice Chairman Doordan read the comments of the Department of Environmental Health.

Chairman Mortimer asked if anyone desired to speak in favor or in opposition to the request. No one rose to speak.

Staff recommended granting a two year extension of the preliminary plat to expire on 16 August 2012.

Motion was made by B. Patrick Doordan to grant a two year extension of preliminary approval to expire on 16 August 2012. Motion was seconded by Wyatt Wallace. All members present voted in favor of the motion. Motion carried.

Adjournment: Chairman Mortimer adjourned the meeting at 12:25 p.m.

Next Meeting: 20 September 2010.

Respectfully Submitted:

Eric S. Sennstrom, Director – Planning & Zoning