CECIL COUNTY TECHNICAL ADVISORY COMMITTEE
Wednesday August 5, 2009, 9:00 a.m.
County Administration Building
200 Chesapeake Blvd., Elkton, Maryland

Present: Black, David (CCP&Z), Woodhull, Mark (CCDPW), von Staden, Fred (DEH), Brown, Chris (CCSCS), Bakeoven, Jennifer (CCP&Z).

Absent: Cwiek, Philip (USCoE), Ouano, Jun (Delmarva Power), West, Janel (CCPS), Meaders, David (FA), Latham, Cindy (MDE), Davis, Gary (SHA), Graham, Daniel (Citizen's Representative) and Di Giacomo, Tony (P&Z).

1. Cedar Corner, 81 Units, courtesy review for the Town of Perryville, Cedar Corner Road, Morris & Ritchie Associates, Inc., Seventh Election District.

Mr. Brown, CCSCS, provided the applicant with soil maps and reports. See file.

Mr. von Staden, DEH, read the comments of the department:
Written verification of adequate water and sewer allocation must be submitted prior to final plat approval.

Final and Record Plats are required to have the following statements:

1. Public water and sewerage will be available to all lots offered for sale (by owner's signature block).
2. Use of public water and sewerage is in conformance with the Cecil County Master Water and Sewer Plan (by Health Department's signature block).

Is there an existing well or septic system on the property? If so, the existing well and septic system must be located and properly abandoned and sealed prior to final plat approval. Any well must be abandoned and sealed by a licensed well driller. Any septic tank or seepage pit must be pulled by a licensed septic hauler and filled with earth.

The large stormwater management pond is shown less than 100' from the approved sewage area on lot 1 of MS 3461. Is this a wet pond? Ms. Di Petro said they have not gone through the final engineering on it yet.

Mr. Woodhull, DPW, read the comments of the department:

1. The proposed development is located within the corporate limits of the Town of Perryville. The Town will own the water distribution and sanitary sewer systems in this development as well as all proposed internal streets. The CCDPW recommends that the water, sewer and street designs 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.

2. A SWM plan and offsite Road Improvements plan must be approved by the CCDPW prior to submittal for Final Plat Approval. We request that the Town not approve the final plat until the

CCDPW has approved the SWM plans as well any plans required for offsite road improvements to Cedar Corner Road.

3. How do you intend to address the SWM requirements for this site? Ms. DiPetro gave an overview of the SWM plans. Discussion ensued regarding MS 3461.

4. The Applicant must be aware that if the SWM and E&S plans for this project are not approved (i.e. signed) by May 4th 2010 the new Ordinance will apply and the SWM plan must be designed to meet its requirements.

5. Are you proposing to pipe the SWM pond discharge directly to Mill Creek?

6. It appears you are directing runoff on to Parcel 562. Are you draining to an existing defined conveyance such as a swale, ditch and/or stream? Do you have a conveyance easement from the owners of this parcel? Sections 251-9.A (5), 251-13, and 251-15.D. of the Cecil County Stormwater Management Ordinance must be complied with.

7. A sight distance submittal is required for the proposed access point on to Cedar Corner Road. Mark the center line location in the field to facilitate review of your submittal.

8. A Protocol Two Road Condition survey is required and must be submitted with a Road Improvements plan for Cedar Corner Road from the intersection with MD Route 40 to the end of County maintenance (approximately 0.28 miles).

9. The Department has serious concern about additional traffic flow through the CSX underpass on Cedar Corner Road. Therefore the Road Improvements plan must address traffic control at the CSX underpass. Discussion ensued regarding possible solutions for the CSX underpass concerns.

10. Provide a traffic count on Cedar Corner Road in order to determine its correct classification (i.e. Minor collector, Major Collector, etc…) Mr. Geraghty stated that he had the traffic counts. Mr. Woodhull asked that the applicant provide those counts to DPW.

11. In accordance with Section 3.07 the requirements for acceleration/deceleration lanes must be addressed. Their impacts on existing driveways must be taken into account.

12. While Section 3.07.15 of the Cecil County Road Code would nominally require road improvements 100' either side of the POI of Cedar Corner Road & the proposed Highbrook Boulevard additional improvements may be required based on the Department's review of the road survey and improvements plan submitted.

13. The offsite road plan must include the maintenance of traffic (MOT) plan for Cedar Corner Road.

14. Identify the 30' wide strip of land along this site's Cedar Corner Road frontage to be dedicated in fee simple to the BOCC. This must be so noted on the record plat.

15. The Applicant must obtain a permit from the Cecil County Department of Public Works Roads Division prior to starting any work on Cedar Corner Road.

16. 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:

16.1 The Final Plat Lot Grading and Lot Grading Plan Construction Limits Notes.
16.2 Compliance with Sections 251-9.A (5), 251-13, and 251-15.D. of the Cecil County Stormwater Management Ordinance.
16.3 Compliance with Section 3.07.15 of the Cecil County Road Code.
16.4 Requirements for Utility relocations.
16.5 Requirements for Public Works Agreements.
16.6 Requirements for Stormwater Inspection and Maintenance Agreements.

Notes and requirements identified for record:

1. The Final Plat must include the standard lot grading note and the note indicating that sidewalk maintenance will be required of the adjacent property owner (if sidewalks are required). 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 here on. A site construction as built shall be submitted to the CCDPW prior to use and/or occupancy of any of the sites

shown here on. 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 here on. 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 Cedar Corner Road be upgraded to a Minor Collector Road equivalency for 100' either side of the proposed entrance. 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 work proposed on Cedar Corner Road.
6. An Inspection & Maintenance Agreement is required for the private SWM facilities.

Mr. Black read the comments of MDE, Fire Chief Representative, DES and SHA and provided a copy of the comments to the applicant. See file.

The Office of Planning & Zoning did not receive any comments from the Citizen's Representative, Board of Education or Delmarva Power.

Mr. Black, P&Z, read the comments of the department:

This development is proposed in the Town of Perryville. The Cecil County TAC, as a courtesy to the towns in the County, reviews residential subdivisions and site plans proposed within the towns' corporate limits.

The Office of Planning & Zoning's comments and questions relating to this Preliminary Major Site Plan are as follows:

- Why does the title block call this a "Preliminary Major Site Plan" rather than a "Preliminary Major Subdivision"? Ms. DiPetro stated that it should read "Preliminary Major Subdivision".

- It should be confirmed whether the Town's Zoning Ordinance permits this proposed use in the R-1 zone.

- It should be confirmed that the number of parking spaces provided conforms to the minimum and maximum number specified by the Town's Zoning Ordinance and Subdivision Regulations.

- What is the proposed disposition of the existing structures on proposed Lots 8-10 and 67? Mr. Geraghty said the structures will be removed prior to recordation.

- It should be confirmed that the setbacks, lot sizes, lot widths, and minimum road frontages shown meet the requirements of the Town's Zoning Ordinance and Subdivision Regulations.

- It should be confirmed that the proposed street and roundabout geometrics are consistent with the Town's Public Works Street Code.

- If the area of the roundabout is to be a pick-up/drop-off point for school busses, then: 1) it should be confirmed that the geometrics of the roundabout could actually accommodate school bus traffic, and 2) a bus shelter, possibly with a bike rack, should be given serious consideration.

- It is recommended that sidewalks and bike lane be considered along all interior streets and along Cedar Corner Road.

- The monumental entrance combined with the proposed 12'emergency access drive off of Harvest Lane appears to provide reasonable emergency response access for this number of proposed lots.

- It is recommended that this design be submitted to the Perryville Fire Company for review and comment prior to final approval by the Perryville Planning Commission.

- Although a fire hydrant symbol is included in the Legend and the inserted schematic, the proposed fire hydrant locations are not readily discernable on the plat. It is recommended that final approval by the Perryville Planning Commission be deferred until after the Perryville Fire Company and the Department of Public works have reviewed and approved the proposed fire hydrant locations.

- It should be confirmed that the amount of common open space that is proposed meets the minimum requirements of the Town's Zoning Ordinance and Subdivision Regulations.

- While centrally located common open space is laudable, proposing it in the center of the design's central boulevard raises pedestrian-vehicle conflict safety concerns. Exactly how will ensuring the safety of those using the active common open space be addressed? Ms. Skilling said that would be addressed at the town level.

- Stub roads are shown to the adjacent Brown and Wein properties.

- Project phasing is planned, and Phase 1 includes the entrance road, roundabout, SWM facility and connectivity to the proposed 12'emergency access drive. Since the 12'emergency access drive is not on the development parcel, how can the Town be assured that that feature of the design can actually be achieved? Mr. Geraghty said that would be dedicated to the town.

- It is recommended that the Town, the County, and SHA are all in agreement as to the findings of the TIS and the exact scope of any road improvement requirements prior to final approval by the Perryville Planning Commission.

- Road names must be approved by DES (~~911 Emergency Center~~) prior to final approval by the Perryville Planning Commission. The names Katie Lane, Loring Avenue, and Young Avenue have been DISAPPROVED.

- All potential pedestrian-vehicle conflicts should be identified. MUTCD signage, other traffic control devices, and striping should be considered.

- It should be confirmed that the proposed landscaping depicted, including any bufferyards, meets the landscaping requirements of the Town's Zoning Ordinance and Subdivision Regulations. Landscaping of the traffic island would be desirable, so long as it would not impede visibility and safety.

- Rows of street trees with 10' planting easements are recommended, outside the right-of-way, along both sides of all internal roads.

- It is recommended that in areas with community facilities, no street trees be planted within 20 feet of sewer laterals and cleanouts.

- FSD # 706 was approved on 7/15/09. The PFCP must be approved prior to the review of the Preliminary Plat. The FFCP must be approved prior to the review of the Final Plat. Deed Restrictions and the Landscaping Agreement must be recorded prior to recordation.

- Consideration should be given to having the landscape plan vegetatively screen adjacent residential parcels.

- It should be confirmed whether or not the Town's Zoning Ordinance and Subdivision Regulations require site plans to include the zoning classifications of adjacent parcels.

- It should be confirmed that any proposed subdivision entrance signage is consistent with the requirements of the Town's Zoning Ordinance.

- It is recommended that all areas of steep slopes be avoided.

- It is recommended that a 110' buffer be observed adjacent to any perennial streams and a 25' buffer, around any non-tidal wetlands.

- As SWM facilities can be attractive hazards, it is recommended that protective fencing be considered around the proposed SWM facility for safety's sake.

- It is recommended that a note be place on the plat that ingress and egress to all lots shall be via the proposed Highbrook Boulevard intersection with Cedar Corner Road. What will become of the existing gravel road? Mr. Geraghty said the road will be removed.

- It is recommended that the final plat not be approved until after water allocation has been granted.

- Likewise, it is recommended that the final plat not be approved until after sewer allocation and capacity have been confirmed.

- It is recommended that, if required, then a JD be completed prior to recordation.

- It is recommended that the habitats of rare, threatened, and endangered species be avoided. No Natural Heritage letter was submitted as part of the FSD. This must be submitted with the PFCP.

- It is noted that any tree removal within a public right-of-way requires approval from the Maryland Department of Natural Resources.

- The relocation and reimbursement agreement between the property owner/developer and AT&T regarding the relocation of the existing AT&T easement and fiber optic line must be recorded prior to plat recordation. As was done for past projects involving similar relocations, the recorded documentation must include the final, signed agreement between the town parties, a legal description of the new easement location and a legal description of the easement being abandoned.

Mr. Woodhull added that before the applicants have any stormdrain running outside of the ROW, the department recommends to the town that easements be provided so the county can gain access and the property owners are aware of the easement.

The August TAC meeting adjourned at 9:47 a.m.

Respectfully submitted,

Jennifer Bakeoven