

CALVERT COUNTY PLANNING COMMISSION

150 Main Street
Prince Frederick, Maryland 20678
Phone: (410) 535-2348 • (301) 855-1243

John Ward
Chairman

November 25, 2003

Edward B. Howlin, Jr.
2880 Dunkirk Way
Dunkirk, MD 20754

Board of Commissioners
Gerald W. Clark
David F. Hale
Linda L. Kelley
Wilson H. Parran
Susan Shaw

Re: SPR 02-46, Shoppes at Apple Greene

Dear Mr. Howlin:

At their regular meeting on October 15, 2003, the Planning Commission granted approval to the referenced site plan with the following conditions:

1. The site plan needs to be revised to clearly indicate the limits of construction or development of each of the proposed site improvements (including limits of pavement and construction of roadways, etc.) for Phases One and Two.
2. Prior to the issuance of any permits, the SHA and/or County road rights-of-way and all easements, dedications and/or reservations for road widening and construction will need to be recorded. The construction of Dunkirk Way and the improvements to Ward Road must be done under an executed Public Works Agreement.
3. The Dunkirk Zoning Map contains a 100' setback along the property boundary adjoining the Apple Greene Subdivision. The water tower needs to be relocated out of the setback or a variance obtained from the Board of Appeals.
4. The parking lot (a few parking spaces) near the south side of the CVS store needs to be revised so that the proposed pedestrian route between the proposed building A and the CVS is unobstructed by parked cars. In addition, the northern pedestrian crossing at the north corner of Building A needs to be extended to link up with the proposed pedestrian route to the CVS store.
5. Pedestrian routes (sidewalks) need to be provided along Ward Road (between MD Rt. 4 and the extension to Dunkirk Way) leading into the site, and also along Dunkirk Way (between MD Rt. 4 and Ward Road) leading into the site.

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Maryland Relay for Impaired Hearing or Speech 1-800-735-2258

6. Potential conflicts exist between the proposed forest conservation retention and reforestation areas, the proposed and required tree plantings along the MD Rt. 4 and Ward Road frontage and the required SHA and/or County road widening reservations. Therefore, dedications and/or easements will need to be addressed prior to final approval of the site plan.
7. There are some discrepancies in the existing tree lines (proposed to be retained) on the site plan sheets and the forest retention sheet. Each appropriate sheet within the site plan package will need to be revised to definitively demonstrate the existing tree line that is to be retained. In addition, the limit of work (or disturbance) line will also need to be revised on those same sheets.
8. The proposed landscape plan for the site will need some revisions to address the following:
 - A. Some additional trees need to be provided within parking lot islands where they are missing.
 - B. Some plant material is proposed to be planted (on the landscape plan) where a sidewalk is proposed on the site plan. The landscape plan and the site plan are not in agreement.
 - C. Additional hedge type plantings need to be provided along the perimeter of all of the proposed parking areas.
 - D. Additional screening needs to be provided at the rear of the shopping center to screen the loading and service areas from public view and to improve the appearance of the retaining wall.
 - E. The site plan will need to be revised to include the access, parking and landscaping revisions to the CVS site. The owner of the CVS site will also need to sign the site plan acknowledging and authorizing the proposed revisions.
 - F. The sewage treatment facilities will need to be screened from view.
 - G. The key within the planting schedule is not fully legible and is not easily compared with the landscape plan and, therefore, needs to be revised.
9. All ancillary items to be placed on the site, such as but not limited to HVAC units, exterior telephone booths, ATM's, utility boxes (power and telephone), mail or other drop boxes, exterior display and/or retail areas, trash containers, cart storage areas adjacent to the building and in the parking lot will need to be shown on the site plan.
10. No outdoor storage is proposed on site. However, if outdoor storage of any kind is desired in the future, the types of storage will need to be identified and the perimeter of each will need to be shown on the site plan, and some additional vegetative plantings may be needed to address the screening requirements. A note needs to be placed on the site plan that indicates that no outdoor storage has been approved on this site plan.

11. Curbing and construction material of proposed curbing (interior on-site curbing), brick pavers, painted striping, areas proposed to be grass covered, fencing, and exterior lighting fixtures etc. need to be shown on the site plan.
12. All exterior lighting will need to be of a type that is considered “dark skies friendly” and shall be permanently directed so as not to adversely impact neighboring roadways and properties. A note to this effect will need to be placed on the site plan.
13. No freestanding signs are being reviewed or approved at this time. However, any existing signs and all future commercial signs will need to be setback a minimum of 10' from the front property line.
14. All new buildings, building additions or alterations, exterior lighting fixtures, trash enclosures, fencing, retaining walls and signage will need to be reviewed and approved by the Dunkirk Architectural Review Committee (DARC). The details of the DARC “approved” exterior lighting fixtures and fencing will need to be placed on the site plan prior to final approval of the site plan. The remaining items will need to be reviewed and approved by the DARC prior to building permit issuance. Verification is needed of compliance with height regulations for structures in this zoning district.
15. If more than one parcel is being served by the wastewater treatment facility, then it becomes a community system and will require that the sewer category be changed from an S-5 to an S-3, through amendment of the Water & Sewerage Plan. In fact, the Board of Appeals Order stated that the subject parcels must be combined into one parcel or the Applicant must request a category change for the subject property. This must be addressed prior to final site plan signature.
16. The County Water & Sewerage Plan (page I-78) requires a Public Works Agreement for all privately-owned community and multi-use systems (prior to issuance of construction permits).
17. Reforestation requirements must be addressed.
18. State and/or federal permits are required for the filling of Waters of the US, and must be obtained prior to issuance of grading and building permits by Calvert County.
19. Prior to final site plan approval, written confirmation will need to be received from the State Highway Administration (SHA) stating that the site plan accurately demonstrates all of the SHA required improvements (and dedication, reservation and/or easement) along MD Rt. 4, Ward Road and Dunkirk Way.
20. The design of the proposed retaining walls must be submitted to the Department of Public Works prior to the issuance of any permits for this site.

21. The approval by the Planning Commission is contingent upon the applicant successfully addressing the remaining review agencies' comments with no major changes to the layout as presented.

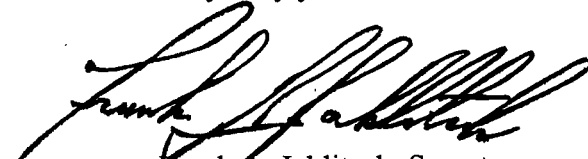
The following review agencies submitted comments: State Highway Administration, Engineering Bureau, Transportation Bureau, Bureau of Utilities, Soil Conservation, Environmental Planner, SMECO, Fire/Rescue/EMS Division and Historic Preservation specialist. All comments were provided to R.A. Barrett & Associates, Inc.

The revised original site plan drawing must be stamped and signed by Health Department, Bureau of Utilities, Planning & Zoning, County Engineer, Fire/Rescue/EMS and Soil Conservation.

After site plan approval but before building permit application, one mylar reproducible and six paper copies of the final site plan are to be provided by the applicant to Planning & Zoning for distribution. All structures and signage must be approved by the Dunkirk Architectural Review Committee. For architectural review application questions, contact Judy Trow of this office. For building permit requirements, contact:

Inspections & Permits	410-535-2155	301-855-1243
Fire Marshal	410-535-8845	301-855-9666
State Highway Permit	800-876-4742	

Very truly yours,



Frank A. Jaklitsch, Secretary
Planning Commission

FAJ:WRP:spt

C: R.A. Barrett & Associates, Inc.
Marrick Properties
Public Works