



Green Valley Rd Residents
NAHAN
COMMUNITY MEETING

DATE: January 28, 2015
FROM: Mike Burlbaugh
Elm Street Development
RE: Meeting Notes

Thank you all so much for your time and input regarding our concept layout for the Hagan Property. The following notes summarize what we discussed, and what Elm Street is committed to providing as part of the development:

- The property is 10 acres in size, and is zoned R-5. Zoning permits single family detached or town houses.
- It was noted that this was an informal informational meeting, and not the County-required pre-submittal meeting. This was being done by Elm Street to meet with adjacent property owners and get their feedback and concerns prior to developing engineered plans and submitting to the County. The County-required pre-submittal meeting will be held at a later date, and all in attendance will be notified.
- Elm Street Development is proposing a single family detached concept, totaling an estimated 18 units in an arrangement consistent with the enclosed sketch.
- The concept plan preserves the stream bed area, all wetlands on site, and the triangular area at the “back” of the site.
- The following items were stated as specific areas of concern by the community to be evaluated during design:
 - Development in general – management of traffic, construction, noise, hours of work, etc. which have proven problematic for the community
 - Traffic on Joyce Lane, and the assurance that a traffic study will be performed during school session
 - Traffic on Church Road and Old Annapolis Blvd (behind safeway)
 - Drainage on Joyce Lane
 - Site distance for cars entering Joyce Lane from the new entrance beyond the hill on Joyce Lane
 - Preservation of trees and wooded areas
 - Preservation of wildlife corridor through the site

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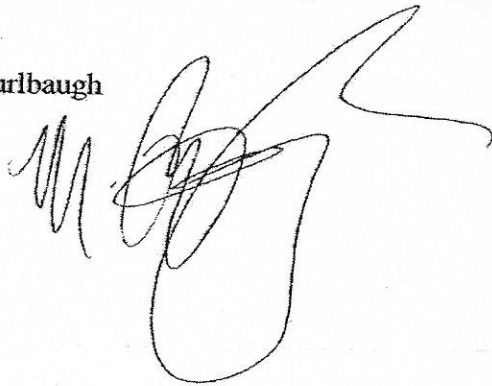
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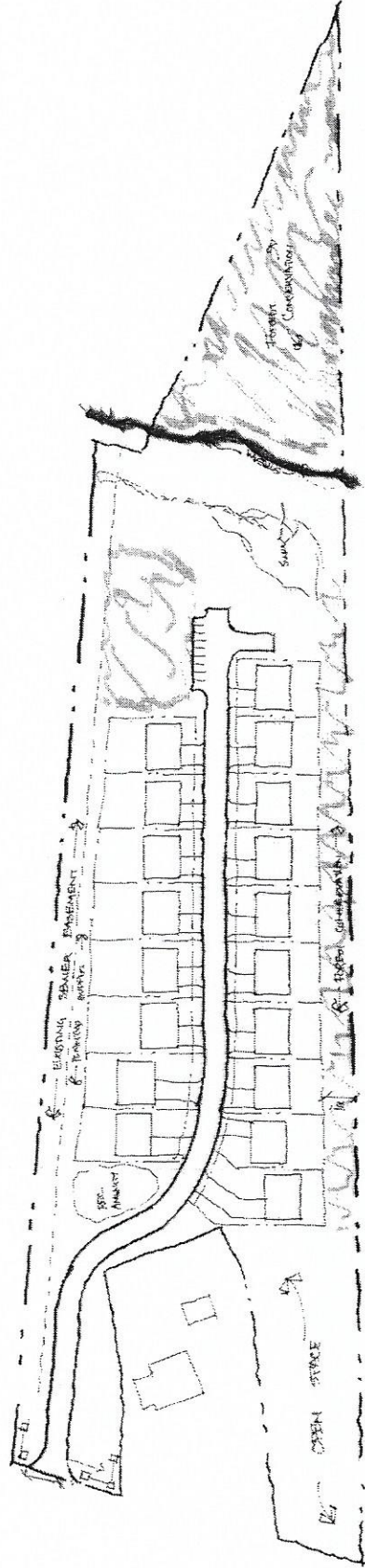
- Drainage on the site, and onto the site from adjacent properties (particularly those along the highest parts of Green Valley Drive).
- Drainage off of the site into the stream valley, and the adequacy of the outfall.

- The following items were proffered by Elm Street to be included as part of the design:
 - Provided gas service is available to the new community, services (laterals) will be provided by Elm Street to those properties adjacent to the site on Green Valley Road.
 - A continuous fenced (privacy fence) and landscaped buffer between the properties – along the property line for those lots along Green Valley Road – will be provided by Elm Street. The fence will be located on HOA property, and will be maintained by the HOA.
 - A continuous fenced (privacy Fence) and landscaped buffer along the property line between the proposed development and the remaining parcel (Day Care Center) will be provided by Elm Street.
 - Land development work will not be performed on Sundays

Thanks again for your participation. We'll be in contact with you if there are any updates, and you will be notified prior to the official pre-submittal public meeting.

-Mike Burlbaugh

A handwritten signature in black ink, appearing to be 'Mike Burlbaugh', written in a cursive style. The signature is located below the typed name and extends to the right.



HASAN ROBERTY
TRUMAN CONCEPT

Notes:

1. TRAIL / SKI CONNECTIONS
2. PARK REQUISITES
- PARKING
- PLAYING
3. COMMON AMENITIES ?
- TRAIL
- PLAYING PROGRAM
- TRAILS