



HOWARD COUNTY PUBLIC WORKS BOARD

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2330 ■ Fax 410-313-3408

Thomas J. Meunier, Executive Secretary
Rachel Roehrich, Recording Secretary
Nicholo Stewart, Recording Secretary

Cory J. Summerson, Chairperson
Abby Glassberg, Vice Chairperson

Pedro Ramirez, Member
Alan Whitworth, Member

Minutes of the Howard County Public Works Board – April 12, 2022

Members present: Mr. Pedro Ramirez, Chairperson, Ms. Abby Glassberg, Vice Chairperson, and Mr. Alan Whitworth.

Staff present: Thomas J. Meunier, Executive Secretary; John Seefried, Assistant to the Director, Public Works; Kamran Sadeghi, Chief, Construction Inspection Division; John Alcorn, Engineering Specialist II; Emily Iacchei, Chief, Real Estate Services Division; Nic Stewart, Recording Secretary, Real Estate Services Division.

Mr. Ramirez called the meeting to order at approximately 7:30 p.m.

1. **Approval of minutes:** Mr. Ramirez indicated that the first item on the agenda is the approval of the minutes of **March 8, 2022**. Mr. Ramirez asked if everyone had a chance to review the minutes and if there were any questions. At this time, the other Board members did not have any questions, although Mr. Ramirez indicated he had a correction. Mr. Ramirez directed everyone to the third page of the minutes, fourth paragraph down. Mr. Ramirez noted he believed the reference should be 8 inches not 8 feet.

Motion: On a motion made by **Mr. Whitworth** and seconded by **Ms. Glassberg**, the Board unanimously approved the minutes of March 8, 2022.

2. **Public Works Board Road Acceptance**

- (a) Subdivision: Estates at Patapsco Park, Lots 203-397, and Open Space Lots 196-202
R/SW Agreement No. F-14-124/F-16-051
W/S Agreement Nos. 14-4803-D, 14-4966-D, 14-4967-D
Road Names: Grist Mill Way, Morning Choice Court, River Ridge Trail, Sawmill Branch Trail, Soapstone Trail, Spring Glen Court, Tall Poplar Court, Valley View Way, and Vineyard Springs Way
Petitioner: Estates At Patapsco Park, LLC

Staff Presentation: Ms. Iacchei, Chief, Real Estate Services Division, indicated that Estates At Patapsco Park, LLC, a Maryland limited liability corporation, has presented a petition to the Director of Public Works for the acceptance of **Grist Mill Way, Morning Choice Court, River Ridge Trail, Sawmill Branch Trail, Soapstone Trail, Spring Glen Court, Tall Poplar Court, Valley View Way, and Vineyard Springs Way located within Estates at Patapsco Park, Lots 203-397, and Open Space Lots 196-202.** The Bureau of Engineering has inspected the subdivision and certifies that all public improvements have been constructed in accordance with the approved plans and specifications and meets the criteria for acceptance under the Section 18.202 of the Howard County Code. The Bureau

of Engineering recommends that the public improvements be accepted into the County's system of publicly owned and maintained facilities.

Board Comments: None.

Public Testimony: None.

Motion: On a motion made by **Ms. Glassberg**, and seconded by **Mr. Whitworth**, the Board recommended that the Director of Public Works accept the public improvements located in **Estates at Patapsco Park, Lots 203-397, and Open Space Lots 196-202** into the County's system of publicly owned and maintained facilities.

- (b) **Subdivision:** Enclave at River Hill, Phase 2, Lots 55 thru 124, Open Space Lots 125 thru 129 and Bulk Parcel 'C' (Being A Resubdivision of Bulk Parcels 'A' and 'B', As Shown On Plats Entitled "Revision Plat, Enclave at River Hill, Phase 1, Lots 1 thru 50, Open Space Lots 51 and 52 and Bulk Parcels 'A' and 'B'" Recorded Among The Land Records of Howard County, Maryland as Plat Nos. 24400 thru 24413)
R/SW Agreement No. F-17-003 **W/S Agreement No.** 34-4992-D
Road Names: Flutie Lane, Vincents Way, Northrop Way, and Lily Garden
Petitioner: Beazer Homes, LLC

Staff Presentation: Ms. Iacchei, Chief, Real Estate Services Division, indicated that This subdivision was previously tabled at the March 8, 2022. She further explained Beazer Homes, LLC, a Maryland limited liability corporation, has presented a petition to the Director of Public Works for the acceptance of **Flutie Lane, Vincents Way, Northrop Way, and Lily Garden located within Enclave at River Hill, Phase 2, Lots 55 thru 124, Open Space Lots 125 thru 129 and Bulk Parcel 'C' (Being A Resubdivision of Bulk Parcels 'A' and 'B', As Shown On Plats Entitled "Revision Plat, Enclave at River Hill, Phase 1, Lots 1 thru 50, Open Space Lots 51 and 52 and Bulk Parcels 'A' and 'B'" Recorded Among The Land Records of Howard County, Maryland as Plat Nos. 24400 thru 24413).** The Bureau of Engineering has inspected the subdivision and certifies that all public improvements have been constructed in accordance with the approved plans and specifications and meets the criteria for acceptance under the Section 18.202 of the Howard County Code. The Bureau of Engineering recommends that the public improvements be accepted into the County's system of publicly owned and maintained facilities.

Board Comments: Mr. Whitworth asked if the State of Maryland had been notified of the issue with the pipe running underneath Route 108 as he explained he believed the road was on schedule to be repaved. Mr. Whitworth also asked if the bio-retention pond at the bottom of Vincents Way had been fixed. At this time Mr. Kamran Sadeghi, Chief, Construction Inspection Division, confirmed since the March meeting the three existing bio-retention areas behind lots 96-105 were field inspected, and identified the bio-retention area #14 was the only facility that could have possibly implicated an adjacent lot, which was lot 97. Mr. Sadeghi further explained that he coordinated with the developer and the engineer to perform a more detailed survey of area #14 and the adjoining lot together and provide hydraulic analysis across the bio facility embankment up to the house areaway. The analysis confirmed that this bio facility could not have flooded lot 97 even under a 100 year storm event. The engineer concluded the 100 year storm will pass without reaching the basement of lot 97. Mr. Sadeghi further stated that as an added measure a larger drainage area was studied and utilized the scenario based on the storm drain system being clogged. The location of the cross section was revised of the location that would be the most restrictive, and still found that the 100 year storm would still pass without reaching the basement of lot 97. The cross section and photos from the engineers

were at the meeting to demonstrate the 100 year storm versus the areaway of the basement in relation to the house. Mr. Sadeghi explained the elevation of lot 97 at the basement is 432.1 and the 100 year storm depth at the location is 431.3, which Mr. Sadeghi explained would allow for an extra 10 inches of space approximately from the 100 year storm water level and the basement stairway to the house. Based on the information provided tonight, Mr. Sadeghi recommended the Board accept the subdivision. Mr. Whitworth then asked what was done to the bio-retention pond on Vincents Way. Mr. Sadeghi explained during the survey a possible low area on the embankment was identified and Beazer Homes, LLC went back and filled in the embankment to build it up, but Mr. Sadeghi further stated that was a separate issue than the flooding of the basement. Mr. Whitworth further asked if Mr. Sadeghi had the calculations from the embankment change, and Mr. Sadeghi explained the information given from the survey were the calculations taken. Mr. Whitworth then asked if a spillway is added to the bio-retention ponds when they are constructed, and Mr. Sadeghi confirmed spillways were designed.

Mr. Whitworth then asked about the culvert pipe that runs underneath Route 108, and Mr. Sadeghi explained that there has been communication with the State of Maryland and recorded the problem. Mr. Whitworth then asked who was contacted at the State, and at this time Mr. John Alcorn explained that a Director at one of the State Highways shops was contacted and the drawings, the location of the pipe, the address of the lot adjacent to Route 108 and the outfall, and all information regarding the pipe was sent over. Mr. Alcorn further explained that he left all of his information including his phone number and business card. Mr. Whitworth asked if Mr. Jones was still running that Division/Highways shop, and Mr. Alcorn explained he was unsure who was in charge or running the division. Mr. Whitworth thanked Mr. Alcorn for following up with State Highways.

At, this time Mr. Ramirez asked if there were any further questions from the Board. In follow up, Mr. Sadeghi kindly requested in the future, with regard to the subdivisions, if the Board receives any complaints of any kind that the Construction Inspection Division is unaware of to make an attempt to reach out to their office. Mr. Whitworth then asked if the final grading plans for the subdivisions could be provided to the Board as he would like to see them before approval. Mr. Whitworth further explained, he would like the plans to be able to verify what he is looking at when he does his walk through of the subdivisions before the Board meetings. Mr. Whitworth used the bio-retention ponds as an example in which Mr. Whitworth stated he would like to have something to verify information before approval, to which Mr. Sadeghi explained that something like the bio-retention ponds would not be on the grading permit. Mr. Whitworth further asked if there was a specific drawing that Mr. Sadeghi would reference, to which Mr. Sadeghi explained the road drawing is what is referenced. Mr. Whitworth then asked if it would be possible to get the road drawing before the meetings, and both Mr. Sadeghi and Mr. Meunier confirmed that it would be possible. Mr. Whitworth explained it would be helpful to be able to see the grading as the information provided for the meeting is just a map drawing. Mr. Sadeghi further explained that when subdivisions are brought for approval they are testifying that the as-builts, the road drawings and the certifications from engineers have been checked. Mr. Whitworth explained that it would be perfect to receive the road drawings as the Board is representing the tax payers of Howard County, and the tax payers want the bond released, but the tax payers will be responsible for the repairs. In the end, Mr. Whitworth explained that he feels the Board just wants to make sure they are doing the right thing.

At that time, Mr. Alcorn explained a PDF version of the as-built drawings may not always be accessible before the approval at Public Works Board. Mr. Alcorn further explained that they have estimates and paper copies of the as-built drawings, but it is up to the engineers to provide mylar copies and they do not control how quickly those mylars are scanned in to create a PDF. Mr. Whitworth further commented that he was mainly looking for the finished grading sheet.

At this time, Mr. John Seefried, explained that there is an “F” plan that is always associated with the subdivisions, and the distinction the Mr. Alcorn is making is that the as-built is not always available before the meetings because of the timing with the consulting engineer. Mr. Seefried further stated that the “F” plans with the grading shown on it that would be sent to the Board when it is recommended for approval.

Public Testimony: None.

Motion: On a motion made by Mr. Whitworth, and seconded by Ms. Glassberg, the Board recommended that the Director of Public Works accept the public improvements located in Enclave at River Hill, Phase 2, Lots 55 thru 124, Open Space Lots 125 thru 129 and Bulk Parcel 'C' (Being A Resubdivision of Bulk Parcels 'A' and 'B', As Shown On Plats Entitled "Revision Plat, Enclave at River Hill, Phase 1, Lots 1 thru 50, Open Space Lots 51 and 52 and Bulk Parcels 'A' and 'B'" Recorded Among The Land Records of Howard County, Maryland as Plat Nos. 24400 thru 24413) into the County's system of publicly owned and maintained facilities.

There being no further business, the Public Works Board meeting adjourned at approximately 7:46 p.m.

Thomas J. Meunier
Executive Secretary

Nic Stewart
Recording Secretary