



To: Arundel Planning Board
From: Lee Jay Feldman
Date: April 14, 2022
Re: **Site Plan Review-Signature Holdings, LLC-Strickland Lane**

I. Proposal

As you recall, Signature Holdings, LLC is seeking approval to construct a 7,500 square foot multi-use flex space building and parking on 8.29 acres on a parcel between Portland Road and Strickland Lane. Access for this parcel is to be located through an existing commercial location with access from Portland Road.

The site has approximately 1,270 square feet of wetland impacts on a site of 6.40 acres in size. The impervious area proposed as part of this development is .90 acres and a total developed area of 1.75 acres of the total site. The applicant is proposing 2 stormwater ponds, one to the North of the site and one to the south of the site to accommodate all stormwater.

There is a second smaller building to the Southeast of the proposed main building which is 864 square feet in size and has both underground electric and water going to the site. With no declared use other than storage noted in the application, the board may want to ask what the use is that will be proposed for this structure.

The plan calls for a 1000-gallon septic system and the leach field is proposed at the western portion of the developed site.

The applicant is proposing to light the site with 5 freestanding lights around the perimeter of the parking lot and 12 Building mounted lights. The plan set includes a photometric plan based on the proposed lighting for the project.

The most important aspect for the Planning Boards consideration was having a third-party review of the Stormwater design. Civil Consultants on behalf of the Planning Board did the review and required the applicant to make several adjustments to the plan. The plans have been adjusted and reviewed again by Civil Consultants who has signed off on the adjusted plan set.

The Fire Chief has been reviewing the plans as it relates to the structure. Those concerns are performance based code issues in relation to the NFPA life safety code

II. Waivers

The applicant has not requested any waivers to the application

III. Completeness

The board could find the application complete and set a date for a public hearing.

IV. Recommendation

When the board is ready to approve the application, I would suggest the following conditions:

- A. If the small standalone building is to be used for anything other than storage, it must come back to the planning board for review and approval.
- B. If the main building or a portion of the building is going to be used for anything other than contractor services i.e. drywall company, painting services small fabrication operation etc. then further planning board review shall be required.
- C. Based on Article 10.7 of the zoning ordinance, the applicant shall revise the total cost estimate to include 15% contingency not 10% as proposed in the submitted cost estimate and the applicant must submit a Performance Assurance consistent with Article 10.7.2 prior to the start of any construction on the site.