

CHASE LAND, LLC
14401 Sweitzer Lane, Suite 200
Laurel, Maryland 20707

8717 Mission Road, Jessup, MD 20794 (Tax Map 42, Parcel 349),
Mission Road, Jessup, MD (Tax Map 42, Parcel 102),
8601 Washington Blvd., Jessup, MD 20794 (Tax Map 43, Parcel 235),
8552 Washington Blvd., Jessup, MD 20794 (Tax Map 48, Parcel 548, Parcel B),
SE Pine Road, Jessup, MD 20794 (Tax Map 47, Parcel 384),
Washington Blvd., Jessup, MD 20794 (Tax Map 48, Parcel 1)
approximately 100 acres, more or less

REPORT OF PRE-SUBMISSION COMMUNITY MEETING
HELD AT 6 P.M. ON TUESDAY, APRIL 25, 2017
RIDGELY'S RUN COMMUNITY CENTER
8400 MISSION ROAD, JESSUP, MARYLAND 20794

A Pre-Submission Community Meeting was held to discuss a proposed Site Development Plan for site grading and tree clearing.

The following people were in attendance at that meeting on behalf of Chase Land, LLC:

Caleb Gould (*developer representative*), Spurgeon R. Eismeier Sr. (*developer representative*), Martha Durand (*landscape architect*), Sang Oh (*attorney*), and Dylan Springmann (*attorney*).

The developer gave a brief presentation of its request and the proposed tree clearing and grading work on the property. It was explained that overburden from the adjoining quarry property would be transported across the existing railroad tracks and used to grade the property to accommodate a planned public school use by the County.

After the developer's presentation, the following questions and comments were discussed:

1. Does the grading work include roads? *No, we are not building any roads.*
2. Is this plan based on the fact that schools are going here? *The grading plan is set up to accommodate schools as the County hopes to build them, with an elementary school, high school, and ball fields.*
3. Does Chase currently own the property? *Yes.*
4. Will the County eventually own the property? *Yes, it is planned to become County property.*
5. Will any construction traffic use Mission Road? *No, the grading and tree clearing work will not use Mission Road.*
6. Why does the County's plan for the schools include an entrance on Mission Road? *We do not know what the County's ultimate plan will be.*

7. How high will the property be graded? *The plan is to level the property to Mission Road, with a 2 percent grade towards Route 1. There are no plans to lower any portions of the property.*
8. An attendee noted that the school will create an entrance on Mission Road and that the County has its own, separate plan for the property.
9. A comment was made that traffic on Mission Road will need to be curbed before a school opens.
10. An attendee requested a seismograph to measure quarry operations at his home. *A seismograph can be provided. There was recently another community meeting to discuss quarry operations.*
11. Why is the overburden being moved from the quarry? Is this excess material? *This is excess material that is stockpiled around the quarry. Some material will be cleared from the mining permit area. This will be used to create a level grade at the property.*
12. On the map showing the properties involved, why is my address the only address shown? *The address on the plan is there because the plan required an address, and most of the parcels involved do not have formal addresses.*
13. It appears from the map that the dot is in the wrong place. *The dot is just a random dot at a point in the overall property.*
14. What is the life of the quarry? *At the time of the special exception approval, the life of the quarry was estimated at 20-25 years. We are at about 12 years now, so the quarry is at about its half-life.*
15. What about runoff? Sometimes Mission Road floods now. *The regulations require that we manage runoff. Post-development runoff needs to equal or be better than pre-development runoff. Under normal conditions, this proposal will not increase flooding.*
16. What about maintaining a buffer around the perimeter of the property? Will trees remain adjoining neighboring properties? *Regarding buffers, wetlands have been identified and surveyed. There is a 25 foot buffer around wetlands, and the wetlands and buffers will not be touched other than two non-tidal, non-connected wetlands. Regarding trees, we cannot say at this time the width of the tree line that will remain – it will depend on the exact area and the site conditions.*
17. A comment was made that two sets of stakes were set, one at the property corners and another to show the proposed limit of disturbance. *Right. Also, the green areas shown on the plan are to remain green and are not intended to be disturbed. There should be no impact to properties that abut the property.*
18. What is the timeline for this process? *We are hopeful that if we receive all approvals that we could start in late summer or early fall this year.*
19. Is it a working railroad line? *It is not in daily use, but it may be used periodically.*
20. What about the school – is there concern regarding the railroad? *The County plans to keep all school operations on one side of the railroad tracks.*
21. Will this impact Pine Road? *We are not doing anything along Pine Road.*
22. Will Mission Road be widened? *Not that we are aware of.*
23. So this plan is not doing anything on Mission Road? *Traffic will all come from the quarry across the railroad tracks. In terms of new roads, the County/school system will have their own plan and build roads that may access Mission Road.*

24. How long will this entire process take? *It depends on the weather. We have to control the fill, there are geotech requirements, and everything has to be done correctly. We plan on doing this as quickly as possible.*
25. How will the plan affect wildlife? *We do not know the effects on wildlife.*
26. During what hours will this work take place? *Normal quarry hours of operation.*
27. Will there be dust abatement? *Yes, it is a requirement that we control dust.*
28. Will this work use the Route 1 entrance near the water tower? *There will be no activity on Route 1 at the property. All traffic will go directly from the quarry property by crossing the railroad tracks.*
29. How do you cross the railroad tracks? *We have a permitted crossing.*
30. How will trucks leave the property? *They will go back across the railroad tracks to the quarry, not on Route 1 or Mission Road.*
31. What about the existing house on the property? *The house will ultimately be taken down.*
32. Has a contractor been chosen? *No, we have received bids, but the final plans have not been approved. Once we have the final plans approved, we will go back to the contractors to get the best price.*
33. What is the timeframe for this? *We are hoping to start in late summer or early fall. We are waiting on County approvals now.*
34. Is this the only meeting required? *For the grading, yes. When the County starts the school process there should be more meetings.*
35. When will the property be transferred to the County? *We do not know.*
36. What is your best guess about the school use? *An elementary school and a high school, with ball fields. A comment was made that googling a Baltimore Sun article will produce a map with the school plan.*
37. Will the quarry continue to blast while school is in session? *Yes, but we do not feel that it will have much of an impact. There are other quarries in the state next to public and institutional uses.*
38. How much longer will the quarry be operating? *About another 12 years most likely.*
39. What is the communication plan to keep everyone up to date? *This plan is just for grading and tree clearing. For the eventual construction, there will likely be a long public process, with meetings, letters, and newspaper articles.*
40. I saw the sign and thought this was about zoning. *No, the zoning allows public schools.*
41. At the council hearing the other day there was talk of a Phase I and Phase II environmental study. Do you know the results? *No, the County is doing due diligence. We are not aware of the results.*
42. Are you financing the grading work? *Yes, we are paying for it. If we were developing the property, we would be clearing and grading and putting up houses as an alternative. At the time of the special exception for the quarry, the alternative was to do a similar development to those currently going up nearby on Route 1. This is an opportunity to preclude development. Also, the quarry will become a very attractive lake at the end of the process.*
43. Will the new homeless shelter near Guilford Road have an effect on the school? *We are not aware of this but we imagine the county is aware.*
44. Is the railroad active? *It is fairly inactive but not totally. The railroad has not technically abandoned service. The railroad owns the tracks.*

45. Does Chase have any interest in using the railroad tracks? *There was interest at one time but the railroad did not agree.*
46. A comment was made by the developer's representative that a logger may come in to cut marketable trees prior to the grading work.
47. What is the estimated completion date for the schools? *We do not know.*
48. Are you going to start logging before Mr. Tansill moves out? *We do not know. We will start at the southern end of the property and work up. We are not going to do anything that will hurt him in any way.*

The meeting concluded at approximately 6:45 p.m.