

Cloverly Phase One Preliminary Plan

Washington County File # TWN-22002

Soil Conservation District # 22064

- USDA Soil Conservation District (Washington County Field Office) (Dee & Mark)

- Last response sent by Fox & Associates to County for distro on 19 Jan 23

- ☐ Received by SCD on 24 Jan 23

Per telcon w/ Mark 14 Feb 23, Cloverly is number 15 in the que for review, but is the only "large plan" in for review.

- ☐ They have been holding the plan for review by the contract engineer, Rodger Thomas, who has been absent because of a heart procedure.

- ☐ Explained today that John Roche, Maryland Department of the Environment (MDE) Dam Safety (see below) also had the plan for review so holding for Rodger is likely unnecessary.

- Mark says remainder of plan will likely be reviewed by end of next week (24 Feb 23)

MDE Dam Safety Review by John Roche and Kelly Flint, PE, Senior Engineer

Water and Science Administration, Maryland Department of the Environment

- Upon initial completion by Alex at Fox & Associates of the USDA specified pre-development (Cloverly not built) 100-year flood event study, Cross & Company opted to re-involve MDE Dam Safety Review in the plan review of Cloverly Phase One Preliminary Plan, via John Roche, Director of Dam **Safety**.
- We have been working with Kelly Flint at MDE, who as of Thursday 09 Feb 23 requested to see the chart **of** the entire drainage basin area (some 485 acres extending uphill of Cloverly) and the "Bentley Software" "Pond Pack" analysis. That information has been provided.
- As a result of this initial study information, Cross & Company and Fox & Associates meet on 20 January 23 with Mayor Souders, Town Manager Brain, et.al. to provide them information about the existing consequences of a flood event.

The two plan sets, marked as "not yet ready for construction", have been issued as a "request for proposal" to local horizontal construction/earth moving companies for pricing, scope of work, and scheduling.

The red brick farmhouse on the HomePlate property is under review by a structural engineer **to** ascertain **if** our plan of converting this building to a hospitality / restaurant venue is feasible.

We intend to seek individual meetings (so as not to violate Maryland Open Meetings Act) with members of the PC and members of the TC to discuss our future plan for requesting MXD overlay of the HomePlate property, to include Senior Independent Living (SIL) **villa** style **homes**.

Standing by for questions. Best wishes **and** many thanks.

Daniel C. Cross, CCIM

Principal & Broker

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Cross **& Company, LLC**

Real Estate Investment, Development, Management **&** Brokerage

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