

1 COMMUNITY INPUT MEETING

2
3 MEETING: Wednesday, October 29, 2025 at
4 Harford County Public Library
5 100 E. Pennsylvania Avenue
6 Bel Air, Maryland 21014

7 SITE LOCATION: 1216 Churchville Road
8 Bel Air, Maryland 21014

9 APPLICANT: Bob Capalongo, EN Engineering

10 THIS PLAN
11 PROPOSES: 7 Brew Coffee Shop with
12 Drive-Through Lanes

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14 The above-captioned Community Input Meeting
15 was held on Wednesday, October 29, 2025, commencing
16 at 6:02 p.m. at Harford County Public Library, 100
17 E. Pennsylvania Avenue, Bel Air, Maryland 21014.

18 REPRESENTING THE DEVELOPER:

19 EN ENGINEERING, INC.
20 By: Bob Capalongo, PLA, LEED-AP
21 811 Pinnacle Drive
Linthicum Heights, Maryland 21090
Telephone: 443-652-6458
bcapalongo@entrustsol.com

P R O C E E D I N G S

MR. CAPALONGO: My name is Bob Capalongo. I'm with EN Engineering. I'm here to present the redevelopment of the site in north Bel Air, at 1216 Churchville Road.

The current use is an existing Pizza Hut that's outlined here on this drawing that I prepared. And the proposed use is a 7 Brew Coffee use with drive-through lanes.

Ann's here to take notes because the county requires a meeting itself which requires notes be taken. We're required to give the county meeting minutes, for the record, of this actual structured meeting. So we have to provide the meeting notes.

So if you have a question after I make a quick presentation, if you guys have any comments or questions, just state your name and your address please, for the record, so she can have that on the record.

And she will review -- she's recording this

1 to review this for her notes. We will have that.

2 It will be handy.

3 So the project has public water and sewer,
4 water in the front that's sufficient for our use.

5 We have sewer in the back. We're going to tie into
6 the sewer for our use.

7 We're going to reutilize the existing
8 commercial entrance off of Route 22. There is an
9 existing entrance on Moores Mill Road for access.

10 The use of the property is going to be
11 drinks and coffees. Anything you can drink:
12 coffees, shakes, energy drinks, smoothies. Pretty
13 much anything you can drink they make. There's no
14 food service at all. And there is no inside
15 seating.

16 We typically have two benches -- tables
17 with benches that could accommodate about 16 people
18 if somebody was to walk up to the window either
19 walking by or coming on-site and wants to pick up
20 their coffee and leave or they can hang out there.
21 The employees can use the seating when they take

1 their breaks.

2 So what you have is the seating, is here
3 with a cover or canopy over it. There's a walk-up
4 door here. This is a cooler. It's dry storage and
5 cooler for the cold stuff. There's storage in the
6 back.

7 And then this main structure is the actual
8 place where you pull up and get your drinks. Like I
9 said, you can walk up to a door here. And there are
10 two lanes that serve you on this side with a door
11 here that you can walk across and serve somebody on
12 this side.

13 And think Chick-fil-A with the pads.
14 There's no order boards. They walk around and take
15 your order as you're in line.

16 So we're meeting the requirements for the
17 county stacking requirements. Ten is required. We
18 have 13-plus spaces provided. The site's going to
19 basically maintain sort of the access it had before,
20 which is come in off 22, come down a one-way drive
21 aisle and park, if you want to, here or continue

1 around to the drive-through in either these two
2 lanes.

3 They come by, and they take your order.
4 You get your order and come back out to 22 or you
5 can loop back this one-way drive out. It will take
6 you back out and make a left or right onto Moores
7 Mill.

8 So we are going to have less paving than
9 what's here today. The green areas indicate --
10 there's already green sort of here on the perimeter
11 as it stands today.

12 We're going to add some green space, as you
13 see here in green, with landscaping. This will all
14 be landscaped pretty heavily around the building and
15 the areas you see in green and then some buffers
16 along the sides here where the parking is.

17 There is some existing vegetation along the
18 church property with the Town of Bel Air that we'll
19 keep. So we're planning on keeping most of what's
20 there. As far as the most existing landscaping,
21 we're going to keep pretty much all of it, honestly.

1 We'll supplement that with other landscaping.

2 This is a dumpster enclosure. It's
3 basically a block wall on four -- three sides is
4 block wall with a fake brick. It looks like a brick
5 facade.

6 And then this has metal doors. Basically,
7 it's like a sheet metal roof. It's a gray metal
8 door. You can't see through it. It's kept out of
9 site for people driving by or coming through the
10 driveway. You barely know it's there, honestly. It
11 looks like a building, essentially.

12 Same thing goes with the two structures,
13 the cooler and the main structure, they serve the
14 drinks, both have a brick facade, a nice bottom
15 layer of black. The top layer is like a light tan.
16 But they both are wrapped in brick. So they look
17 nice, also.

18 It's a good-looking product. We do not do
19 any pylon signage or any signage out front. We'll
20 probably take down the Pizza Hut sign here that's
21 there now, unless he wants to do something but it's

1 unlikely. He typically has signage.

2 The building has a partial second floor.
3 It's pretty much used for storage or for mechanical
4 equipment upstairs, to hide it from any surrounding
5 uses for a visual.

6 The partial second floor in the front, that
7 is where they put their signage. When you drive by,
8 you see it. That is how you know they're there, is
9 by looking at the second story. They call it a
10 mushroom top.

11 So with that said, I believe we're going to
12 meet all the requirements for zoning, parking,
13 setbacks, building setbacks. We're also going to
14 meet stormwater management requirements for the
15 property under the redevelopment regulations.

16 As you know, if you've been out here, most
17 of the sites today are actually going to have less
18 paving when we're done overall but -- you know,
19 slightly less paving when we're done.

20 And then we're required to at least manage
21 the water quality or provide water quality for

1 redevelopment of the property. So our proposal is
2 -- that we haven't shown yet -- we're proposing to
3 put an inlet-type structure that has a tree growing
4 out of one side. It's a very unique system. They
5 put a tree in there. They have a vegetative section
6 on one side. The water comes in. There's also a
7 treatment inside the vault itself.

8 So there will be water quality treatment in
9 this area here as the water comes down and pushes
10 into this over here and then ties it into the
11 stormwater system that's down here now. So that
12 will provide our required water quality for
13 stormwater management.

14 With that, I think that's pretty much the
15 nutshell. That pretty much covers everything I
16 wanted to cover.

17 So, once again, if any of you have
18 questions or comments, just state your name and your
19 address, for the record, since she can have that for
20 reference. Also, I have a sign-in sheet. I would
21 like everyone to sign in before they leave.

1 If you guys can sign on your way out so she
2 has your full name and address for her notes for the
3 meeting that she sends to the county through me.

4 With that, I will take any questions or
5 comments that anyone has.

6 Anyone? Yes?

7 MS. DeSANTIS: Can I ask one question?

8 About how many cars does each drive-through
9 lane hold?

10 MR. CAPALONGO: So the inside lane not
11 counting the car that's actually getting their
12 drink --

13 You have six stacking spaces behind the
14 person getting their drink here. On this one, you
15 have another two, four, six, seven, pretty much
16 eight -- seven officially but really you got enough
17 room probably for an eighth car.

18 So we have a total of, as far as the
19 drawing, 13 total. But it's really kind of 14 total
20 spaces.

21 If someone comes in and this first lane is

1 backed up, they will see that and go to the second
2 lane and start filling that lane up. It does move
3 pretty quickly.

4 I want to stress that. It does move very
5 quickly. It's just drinks. Second, they are very
6 quick with the pads. And most of the patrons are
7 return patrons.

8 They are still developing the app, which
9 they should have soon. But for now they have a
10 device you can stick in your car that they read when
11 they come up. Or I think you can give information
12 with your credit card.

13 If you used your credit card before, they
14 pull your name up and pull up your order from before
15 and use that as a reference. "Do you want this
16 drink?"

17 So there's some back and forth now.
18 They're still working on the app. They should have
19 that soon.

20 MS. DeSANTIS: So you'll be able to
21 order and then just get --

1 MR. CAPALONGO: Yeah, they'll walk by.
2 What I'm hearing, by the time you're, you know,
3 three or four cars back, you have your drink and the
4 line moves. That's how fast it is. Once again,
5 there's no order boards. It's very clean. It's
6 just going through with a pad, getting them your
7 order, scanning your card, keep moving.

8 Most people -- 99 percent of the people
9 that visit the site, generally, are coming in to get
10 drinks and leaving the site. They are not hanging
11 around, thus there's only a few spaces required. We
12 have four total spaces, one here with one handicap
13 and then two additional here. So, once again, it's
14 mainly 99 percent drive-through, quick service.

15 One thing to note, which surprised me,
16 they've told me that everybody thinks this is going
17 to be a morning rush, where it's like a Dunkin' or a
18 Starbucks, where there's a big morning rush to it.

19 But, actually, they do have a rush in the
20 morning. Typical hours, I think, are 5:30 to 10
21 p.m. for the typical store. They can vary with the

1 jurisdiction. But that's about the average.

2 But what I found was they actually split up
3 50/50, roughly, morning rush, we'll call it, and
4 then an afternoon. In the afternoon, they have --
5 it's similar. It's about equal. So it's spread out
6 over the day.

7 So there's peak times here and there. But
8 it's not like everybody comes first thing in the
9 morning and then there's nobody there after ten,
10 like Dunkin' everybody rushes in there and it's done
11 typically after ten in the morning.

12 This will spread out, which is a good
13 thing. The patrons are spread out over time more
14 because there's different types of drinks besides
15 the coffee. There's also the smoothies and shakes,
16 which tend to be more of an afternoon, evening kind
17 of thing. After work you pick up a shake or a
18 smoothie. I get smoothies. Typically, it's a
19 dinnertime thing.

20 Whereas, the coffees -- it's called 7 Brew
21 because of the coffees. The concoctions they do

1 mostly cold. But, once again, they serve all types
2 of drinks.

3 MS. DeSANTIS: Another request with
4 regards to parking.

5 MR. CAPALONGO: Yes.

6 MS. DeSANTIS: How many employees will
7 be working?

8 And if you only have a few parking spaces,
9 where do the employees then park?

10 A. They will be instructed to be dropped off
11 in this situation.

12 We have another site that's the same idea.
13 The maximum shift is typically eight or nine on a
14 max shift. The lower shifts, I think, are around
15 four or five, when it's real slow, during the middle
16 of the day kind of thing, depending on the day of
17 the week.

18 But these are intended for customers that
19 might want to pull up and get their coffee. You can
20 order online and come in and get it, too. But I
21 don't see an issue with that.

1 He told us he has told employees they have
2 to drop off or work out parking somewhere else to
3 come to the site.

4 So, yeah, the county only requires by code
5 three spaces we're providing for this use and square
6 footage and based on their code and meeting their
7 code for parking as far as that goes.

8 And they are aware of our parking --
9 they're aware of the number of employees that we
10 have for previous projects. It's on the drawings.

11 They are aware, the employees that we have.
12 Like I said, it's the basic spacing concept already
13 in in Forest Hill. We are now moving on to this
14 one.

15 So they are a good neighbor. I can tell
16 you that. The corporate company -- the company 7
17 Brew started in Arkansas. They are very into the
18 community pretty hard. Meaning, they do a lot of
19 fundraisers. They go around to schools. They
20 support schools, kind of like Texas Roadhouse does.
21 They do a lot of community service type things at

1 every site.

2 They start out by going around to the
3 community and doing free -- what they typically do
4 is they will come in, make a bunch of stuff and go
5 out to the different --

6 The one they're doing in Abingdon,
7 Maryland, they're going to go to Upper Chesapeake
8 and serve all the doctors and nurses before they
9 even open. They do a heads-up, "We're here." They
10 do where they go out and visit the different
11 community centers. In this case, one of them is the
12 Upper Chesapeake Hospital. They do that before they
13 even open.

14 They will have the store ready to go, and
15 they will make a bunch of drinks and take them to
16 these places to give them away for free and have a
17 gathering. They're good neighbors.

18 The franchisee is local. He lives in
19 Westminster. He's local. He's building all the
20 ones in Maryland and some in Delaware. But he's
21 local, near Baltimore. Most of the stores are going

1 to be in and around Baltimore City, in that
2 corridor. And he's local unlike some of the
3 franchisees like Starbucks and Dunkin'. A lot of
4 those are national chains. And they are not as
5 involved at the local level with their franchises.

6 Whereas, this gentleman is the franchisee.
7 He's a local person. He will be around. If there
8 is an issue with any of the sites, he'll be around
9 to address it.

10 Any other questions or comments?

11 No?

12 That's it.

13 (Whereupon the Community Input Meeting
14 was concluded at 7:00 p.m.)
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CERTIFICATE

STATE OF MARYLAND

County OF BALTIMORE, to wit:

I, Ann M. Lavoie, a Notary Public of the
State of Maryland, County of Baltimore, do hereby
certify that the Community Input Meeting was held
according to law.

I further certify that the Community Input
Meeting was recorded stenographically by me and this
transcript is a true record of the proceedings.

I further certify that I am not of counsel
to any of the parties, nor in any way interested in
the outcome of this action.

As witness my hand and notarial seal this
1st day of November, 2025.

Ann Lavoie

Ann M. Lavoie
Notary Public

My Commission Expires:
October 17, 2029

COMMUNITY INPUT MEETING

October 29, 2025 Index: 10..floor

<div>1</div> <div>10 11:20</div> <div>1216 2:6</div> <div>13 9:19</div> <div>13-plus 4:18</div> <div>14 9:19</div> <div>16 3:17</div> <div>2</div> <div>22 3:8 4:20 5:4</div> <div>5</div> <div>50/50 12:3</div> <div>5:30 11:20</div> <div>7</div> <div>7 2:9 12:20 14:16</div> <div>7:00 16:14</div> <div>9</div> <div>99 11:8,14</div> <div>A</div> <div>Abingdon 15:6</div> <div>access 3:9 4:19</div> <div>accommodate 3:17</div> <div>actual 2:14 4:7</div> <div>add 5:12</div> <div>additional 11:13</div> <div>address 2:18 8:19 9:2 16:9</div> <div>afternoon 12:4, 16</div>	<div>Air 2:6 5:18</div> <div>aisle 4:21</div> <div>Ann's 2:11</div> <div>app 10:8,18</div> <div>area 8:9</div> <div>areas 5:9,15</div> <div>Arkansas 14:17</div> <div>average 12:1</div> <div>aware 14:8,9,11</div> <div>B</div> <div>back 3:5 4:6 5:4, 5,6 10:17 11:3</div> <div>backed 10:1</div> <div>Baltimore 15:21 16:1</div> <div>barely 6:10</div> <div>based 14:6</div> <div>basic 14:12</div> <div>basically 4:19 6:3,6</div> <div>Bel 2:5 5:18</div> <div>benches 3:16,17</div> <div>big 11:18</div> <div>black 6:15</div> <div>block 6:3,4</div> <div>boards 4:14 11:5</div> <div>Bob 2:3</div> <div>bottom 6:14</div> <div>breaks 4:1</div> <div>Brew 2:9 12:20 14:17</div> <div>brick 6:4,14,16</div> <div>buffers 5:15</div> <div>building 5:14 6:11 7:2,13 15:19</div>	<div>bunch 15:4,15</div> <div>C</div> <div>call 7:9 12:3</div> <div>called 12:20</div> <div>canopy 4:3</div> <div>Capalongo 2:3,4 9:10 11:1 13:5</div> <div>car 9:11,17 10:10</div> <div>card 10:12,13 11:7</div> <div>cars 9:8 11:3</div> <div>case 15:11</div> <div>centers 15:11</div> <div>chains 16:4</div> <div>Chesapeake 15:7,12</div> <div>Chick-fil-a 4:13</div> <div>church 5:18</div> <div>Churchville 2:6</div> <div>City 16:1</div> <div>clean 11:5</div> <div>code 14:4,6,7</div> <div>coffee 2:9 3:20 12:15 13:19</div> <div>coffees 3:11,12 12:20,21</div> <div>cold 4:5 13:1</div> <div>comments 2:17 8:18 9:5 16:10</div> <div>commercial 3:8</div> <div>community 14:18,21 15:3,11 16:13</div> <div>company 14:16</div> <div>concept 14:12</div> <div>concluded 16:14</div>	<div>concoctions 12:21</div> <div>continue 4:21</div> <div>cooler 4:4,5 6:13</div> <div>corporate 14:16</div> <div>corridor 16:2</div> <div>counting 9:11</div> <div>county 2:11,13 4:17 9:3 14:4</div> <div>cover 4:3 8:16</div> <div>covers 8:15</div> <div>credit 10:12,13</div> <div>current 2:7</div> <div>customers 13:18</div> <div>D</div> <div>day 12:6 13:16</div> <div>Delaware 15:20</div> <div>depending 13:16</div> <div>Desantis 9:7 10:20 13:3,6</div> <div>developing 10:8</div> <div>device 10:10</div> <div>dinnertime 12:19</div> <div>doctors 15:8</div> <div>door 4:4,9,10 6:8</div> <div>doors 6:6</div> <div>drawing 2:8 9:19</div> <div>drawings 14:10</div> <div>drink 3:11,13 9:12,14 10:16 11:3</div> <div>drinks 3:11,12 4:8 6:14 10:5 11:10 12:14 13:2</div>	<div>15:15</div> <div>drive 4:20 5:5 7:7</div> <div>drive-through 2:10 5:1 9:8 11:14</div> <div>driveway 6:10</div> <div>driving 6:9</div> <div>drop 14:2</div> <div>dropped 13:10</div> <div>dry 4:4</div> <div>dumpster 6:2</div> <div>Dunkin' 11:17 12:10 16:3</div> <div>E</div> <div>eighth 9:17</div> <div>employees 3:21 13:6,9 14:1,9,11</div> <div>EN 2:4</div> <div>enclosure 6:2</div> <div>energy 3:12</div> <div>Engineering 2:4</div> <div>entrance 3:8,9</div> <div>equal 12:5</div> <div>equipment 7:4</div> <div>essentially 6:11</div> <div>evening 12:16</div> <div>existing 2:7 3:7, 9 5:17,20</div> <div>F</div> <div>facade 6:5,14</div> <div>fake 6:4</div> <div>fast 11:4</div> <div>filling 10:2</div> <div>floor 7:2,6</div>
---	--	---	--	--

COMMUNITY INPUT MEETING

October 29, 2025Index: food..pretty

food 3:14 footage 14:6 Forest 14:13 found 12:2 franchisee 15:18 16:6 franchisees 16:3 franchises 16:5 free 15:3,16 front 3:4 6:19 7:6 full 9:2 fundraisers 14:19	hard 14:18 he'll 16:8 heads-up 15:9 hearing 11:2 heavily 5:14 hide 7:4 Hill 14:13 hold 9:9 honestly 5:21 6:10 Hospital 15:12 hours 11:20 Hut 2:7 6:20	<hr/> L <hr/> landscaped 5:14 landscaping 5:13,20 6:1 lane 9:9,10,21 10:2 lanes 2:10 4:10 5:2 layer 6:15 leave 3:20 8:21 leaving 11:10 left 5:6 level 16:5 light 6:15 lives 15:18 local 15:18,19,21 16:2,5,7 loop 5:5 lot 14:18,21 16:3 lower 13:14	meet 7:14 meet all 7:12 meeting 2:12,13, 15 4:16 9:3 14:6 16:13 metal 6:6,7 middle 13:15 Mill 3:9 5:7 minutes 2:14 Moore's 3:9 5:6 morning 11:17, 18,20 12:3,9,11 move 10:2,4 moves 11:4 moving 11:7 14:13 mushroom 7:10	online 13:20 open 15:9,13 order 4:14,15 5:3,4 10:14,21 11:5,7 13:20 outlined 2:8
<hr/> G <hr/> gathering 15:17 generally 11:9 gentleman 16:6 give 2:13 10:11 15:16 good 12:12 14:15 15:17 good-looking 6:18 gray 6:7 green 5:9,10,12, 13,15 growing 8:3 guys 2:17 9:1	<hr/> I <hr/> idea 13:12 information 10:11 inlet-type 8:3 Input 16:13 inside 3:14 8:7 9:10 instructed 13:10 intended 13:18 involved 16:5 issue 13:21 16:8	<hr/> M <hr/> main 4:7 6:13 maintain 4:19 make 2:16 3:13 5:6 15:4,15 manage 7:20 management 7:14 8:13 Maryland 15:7, 20 max 13:14 maximum 13:13 Meaning 14:18 mechanical 7:3	<hr/> N <hr/> national 16:4 neighbor 14:15 neighbors 15:17 nice 6:14,17 north 2:5 note 11:15 notes 2:11,12,15 3:1 9:2 number 14:9 nurses 15:8 nutshell 8:15	<hr/> P <hr/> p.m. 11:21 16:14 pad 11:6 pads 4:13 10:6 park 4:21 13:9 parking 5:16 7:12 13:4,8 14:2, 7,8 partial 7:2,6 patrons 10:6,7 12:13 paving 5:8 7:18, 19 peak 12:7 people 3:17 6:9 11:8 percent 11:8,14 perimeter 5:10 person 9:14 16:7 pick 3:19 12:17 Pizza 2:7 6:20 place 4:8 places 15:16 planning 5:19 prepared 2:9 present 2:5 presentation 2:17 pretty 3:12 5:14, 21 7:3 8:14,15 9:15 10:3 14:18
<hr/> H <hr/> handicap 11:12 handy 3:2 hang 3:20 hanging 11:10	<hr/> K <hr/> keeping 5:19 kind 9:19 12:16 13:16 14:20		<hr/> O <hr/> officially 9:16 on-site 3:19 one-way 4:20 5:5	

COMMUNITY INPUT MEETING

October 29, 2025Index: previous..vegetative

<p>previous 14:10</p> <p>product 6:18</p> <p>project 3:3</p> <p>projects 14:10</p> <p>property 3:10 5:18 7:15 8:1</p> <p>proposal 8:1</p> <p>proposed 2:9</p> <p>proposing 8:2</p> <p>provide 2:15 7:21 8:12</p> <p>provided 4:18</p> <p>providing 14:5</p> <p>public 3:3</p> <p>pull 4:8 10:14 13:19</p> <p>pushes 8:9</p> <p>put 7:7 8:3,5</p> <p>pylon 6:19</p> <hr/> <p>Q</p> <hr/> <p>quality 7:21 8:8, 12</p> <p>question 2:16 9:7</p> <p>questions 2:18 8:18 9:4 16:10</p> <p>quick 2:17 10:6 11:14</p> <p>quickly 10:3,5</p> <hr/> <p>R</p> <hr/> <p>read 10:10</p> <p>ready 15:14</p> <p>real 13:15</p> <p>record 2:14,19, 20 8:19</p>	<p>recording 2:21</p> <p>redevelopment 2:5 7:15 8:1</p> <p>reference 8:20 10:15</p> <p>regulations 7:15</p> <p>request 13:3</p> <p>required 2:13 4:17 7:20 8:12 11:11</p> <p>requirements 4:16,17 7:12,14</p> <p>requires 2:12 14:4</p> <p>return 10:7</p> <p>reutilize 3:7</p> <p>review 2:21 3:1</p> <p>Road 2:6 3:9</p> <p>Roadhouse 14:20</p> <p>roof 6:7</p> <p>room 9:17</p> <p>roughly 12:3</p> <p>Route 3:8</p> <p>rush 11:17,18,19 12:3</p> <p>rushes 12:10</p> <hr/> <p>S</p> <hr/> <p>scanning 11:7</p> <p>schools 14:19, 20</p> <p>seating 3:15,21 4:2</p> <p>section 8:5</p> <p>sends 9:3</p> <p>serve 4:10,11 6:13 13:1 15:8</p>	<p>service 3:14 11:14 14:21</p> <p>setbacks 7:13</p> <p>sewer 3:3,5,6</p> <p>shake 12:17</p> <p>shakes 3:12 12:15</p> <p>sheet 6:7 8:20</p> <p>shift 13:13,14</p> <p>shifts 13:14</p> <p>shown 8:2</p> <p>side 4:10,12 8:4, 6</p> <p>sides 5:16 6:3</p> <p>sign 6:20 8:21 9:1</p> <p>sign-in 8:20</p> <p>signage 6:19 7:1,7</p> <p>similar 12:5</p> <p>site 2:5 6:9 11:9, 10 13:12 14:3 15:1</p> <p>site's 4:18</p> <p>sites 7:17 16:8</p> <p>situation 13:11</p> <p>slightly 7:19</p> <p>slow 13:15</p> <p>smoothie 12:18</p> <p>smoothies 3:12 12:15,18</p> <p>sort 4:19 5:10</p> <p>space 5:12</p> <p>spaces 4:18 9:13,20 11:11,12 13:8 14:5</p> <p>spacing 14:12</p> <p>split 12:2</p>	<p>spread 12:5,12, 13</p> <p>square 14:5</p> <p>stacking 4:17 9:13</p> <p>stands 5:11</p> <p>Starbucks 11:18 16:3</p> <p>start 10:2 15:2</p> <p>started 14:17</p> <p>state 2:18 8:18</p> <p>stick 10:10</p> <p>storage 4:4,5 7:3</p> <p>store 11:21 15:14</p> <p>stores 15:21</p> <p>stormwater 7:14 8:11,13</p> <p>story 7:9</p> <p>stress 10:4</p> <p>structure 4:7 6:13 8:3</p> <p>structured 2:14</p> <p>structures 6:12</p> <p>stuff 4:5 15:4</p> <p>sufficient 3:4</p> <p>supplement 6:1</p> <p>support 14:20</p> <p>surprised 11:15</p> <p>surrounding 7:4</p> <p>system 8:4,11</p> <hr/> <p>T</p> <hr/> <p>tables 3:16</p> <p>tan 6:15</p> <p>ten 4:17 12:9,11</p> <p>tend 12:16</p>	<p>Texas 14:20</p> <p>thing 6:12 11:15 12:8,13,17,19 13:16</p> <p>things 14:21</p> <p>thinks 11:16</p> <p>tie 3:5</p> <p>ties 8:10</p> <p>time 11:2 12:13</p> <p>times 12:7</p> <p>today 5:9,11 7:17</p> <p>told 11:16 14:1</p> <p>top 6:15 7:10</p> <p>total 9:18,19 11:12</p> <p>Town 5:18</p> <p>treatment 8:7,8</p> <p>tree 8:3,5</p> <p>type 14:21</p> <p>types 12:14 13:1</p> <p>typical 11:20,21</p> <p>typically 3:16 7:1 12:11,18 13:13 15:3</p> <hr/> <p>U</p> <hr/> <p>unique 8:4</p> <p>unlike 16:2</p> <p>Upper 15:7,12</p> <p>upstairs 7:4</p> <hr/> <p>V</p> <hr/> <p>vary 11:21</p> <p>vault 8:7</p> <p>vegetation 5:17</p> <p>vegetative 8:5</p>
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<div>visit 11:9 15:10</div> <div>visual 7:5</div> <div></div> <div>W</div> <div></div> <div>walk 3:18 4:9,11, 14 11:1</div> <div>walk-up 4:3</div> <div>walking 3:19</div> <div>wall 6:3,4</div> <div>wanted 8:16</div> <div>water 3:3,4 7:21 8:6,8,9,12</div> <div>week 13:17</div> <div>Westminster 15:19</div> <div>window 3:18</div> <div>work 12:17 14:2</div> <div>working 10:18 13:7</div> <div>wrapped 6:16</div> <div></div> <div>Z</div> <div></div> <div>zoning 7:12</div>	
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