

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

CONCEPT PLAN COMMENTS

Project Name: The Ridge at Old Court
Project Location: 2801 Old Court Road
Date of Meeting: 10/6/09
Watershed: Moores Branch (Jones Falls)
Reviewer(s): J. Russo

ENVIRONMENTAL IMPACT REVIEW

- X This project must conform to the requirements of Article 33, Section 33-3-101 through Section 33-3-120 of the Baltimore County Code: Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The following must be approved by this Department prior to submitting the Development Plan:
- X A wetland delineation report.
- X A steep slopes and erodible soils analysis to determine the extent of the Forest Buffer on this site.
- X Add the standard Forest Buffer and/or Forest Conservation Easement notes to the plan.
- X A Forest Buffer and/or Forest Conservation Access Easement approved by EIR staff must be provided. The access should be labeled "Baltimore County Access Easement".
- X A building setback of 35 feet must be applied from the Forest Buffer and/or Forest Conservation areas.
- X Storm Water Management pond embankments must be at least 15 feet from Forest Buffer and/or Forest Conservation areas.

CONCEPT PLAN COMMENTS

Project Name: The Ridge at Old Court

Date of Meeting: 10/6/09

X In accordance with Article 33, Section 33-3-106 of the Baltimore County Code, variances MAY be required for this proposal. Any variances must be granted prior to Development Plan submittal.

_____ In accordance with Article 33, Section 33-3-112(c) of the Baltimore County Code, an alternatives analysis must be provided for any stormwater management facilities, roads, utilities and/or grading proposed in the Forest Buffer.

_____ Channels exist onsite that may be regulated by the U.S. Army Corps of Engineers (COE) as Waters of the U.S. in accordance with the recent guidance found in the 2000 Nationwide Permit. These same areas may or may not be regulated by Baltimore County Code. You are advised that COE permits may be required to impact these channels. Based on these refined criteria, the COE can take jurisdiction on projects, including those under construction, and issue stop work orders and/or violation notices.

X This site is subject to the Baltimore County Forest Conservation Regulations. The following must be submitted to, and be approved by EIR prior to Development Plan submittal:

X A revised Forest Stand Delineation report.

X A Forest Conservation Worksheet.

X A Preliminary Forest Conservation Plan.

X A Forest Retention/Afforestation Investigation Report.

_____ A special Variance

_____ This site is subject to the Chesapeake Bay Critical Area regulations.

X The Forest Buffer and/or Forest Conservation areas must be recorded as Easements.

CONCEPT PLAN COMMENTS

Project Name: The Ridge at Old Court

Date of Meeting: 10/6/09

- X An Environmental Agreement (EA) must be submitted prior to building or grading permits.
- X An Environmental Effects Report and a Hydrogeological Study must be submitted with the Development Plan.
- X Any existing wells, septic systems, and underground storage tanks on-site must be shown on the Development Plan; if there are none, a note must be added to the plan.
- X Additional Comments:
1. Submit a wetland delineation and steep slopes & erodible soils analysis for review. Show and label the existing stream along the east property line and the associated Forest Buffer Easement that extends onsite. Revise general note 15 and 17 accordingly.
 2. Move the SWM facility and 15 foot woody free zone out of the Forest Buffer Easement and revise the subdivision layout accordingly.
 3. Specimen trees are considered a significant site feature and are priority areas of retention. Remove the portion of general note 13 that states, "There are no significant views or site features that may affect the development proposal".
 4. Submit a revised Forest Stand Delineation and revise the limit of existing forest shown on the plan, including critical root zones for specimen trees as appropriate.
 5. Submit a Forest Retention Investigation Report (FRIR) for the proposed clearing of priority forest and other areas considered priority for retention. The FRIR and preliminary Forest Conservation plan must be approved prior to Development Plan approval.
 6. Show and label a minimum 10 foot wide Baltimore County Access Easement to the Forest Conservation Easement from a public right-of-way.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Jeff Livingston, Development Coordination

FROM: J. Robert Powell, R.S., Ground Water Management

DATE: October 5, 2009

SUBJECT: Project Name: The Ridge at Old Court (aka 2801 Old Court Road)
Plan Type: Concept Plan
Plan Date: September 14, 2009

Ground Water Management has the following comments on the above referenced plan:

Comments	Date Resolved	Reviewer
1. The proposed development will be served by public water and sewer.		
2. Prior to approval of a Record Plat, the existing sewage disposal system must be properly abandoned and backfilled by a licensed sewage disposal contractor and a report of the abandonment submitted to this office.		
3. Prior to approval of a Record Plat, the existing underground fuel storage tank must be pumped and removed by a certified contractor.		

Note: Please include a revision date on all revised plans submitted.

CONCEPT PLAN CONFERENCE
Project I.D. #A097483
2801 Old Court Road Alternate A
2801 Old Court Road
October 6, 2009 @ 10:00 AM
Robert T. Wood, Jr., Assignee

STORMWATER MANAGEMENT COMMENTS:

Note: Comments are advisory in nature and may or may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. The Stormwater Management Act:

- A. The Developer is responsible to address the requirements of the Baltimore County Code, Section 33-4
- B. Provisions for exemptions, waivers and variances for Stormwater Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the Department before Development Plan approval is given.
- C. Conditions for recording plats and approving grading and building permits, as related to SWM, are also described in this document. The developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays.

2. General Engineering Requirements:

- A. Water quality storage volume (WQ_v), Recharge Storage Volume (Re_v) and Channel Protection Volume (Cp_v) are normally required. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, Extreme Flood Protection (Qf) or 100 year peak management may also be required.
- B. Please refer to the 2000 Maryland Stormwater Design Manual, Volumes I & II for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55.
- C. The developer is responsible for addressing all applicable requirements of agencies, whether within or outside of Baltimore County, having jurisdiction over water quality, streams or wetlands.
- D. SWM Best Management Practices (BMP) are also subject to review and approval by the Baltimore County Soil Conservation District.
- E. SWM BMP which either outfall to a Baltimore County storm drain system or for which a public road will serve as a pond embankment will be reviewed and approved concurrently by the Department of Public Works (DPW) and DEPRM.
- F. Site design must maintain, to the extent possible, predevelopment drainage patterns and characteristics. Diversion of drainage is discouraged and DEPRM reserves the right to prohibit drainage diversions it finds detrimental.

CONCEPT PLAN CONFERENCE
Project I.D. #A097483
2801 Old Court Road Alternate A

- G. Refer to Chapter 5.0-Storm Water Credits-for environmentally sensitive designs. Use of these credits shall be documented at the initial (concept) design stage, documented with submission of final grading and verified with As-Built Certification for grading.

3. Maintenance Requirements:

- A. Stormwater management facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of DEPRM.
 - (1) Residential subdivision in which all lots are for sale in fee.
 - (2) Requirements for public facilities given in the Baltimore County Department of Public Works Design Manual are all met.
 - (3) SWM BMP is enclosed in a Stormwater Reservation, as shown on the record plat, to allow the facility to be deeded in-fee to Baltimore County.
- B. Private maintenance of SWM BMP is acceptable. A Deed of Declaration and Easement must be executed by the developer guaranteeing maintenance of and County access to SWM BMP before SWM permit security may be released. SWM BMP in residential subdivisions to be maintained privately by a Homeowners Association shall be designed according to the requirements for public facilities.

4. Guidelines for Development Plan Approval:

- A. Show type, size and location of all Best Management Practices (BMP) on the Development Plan. Preliminary unified stormwater sizing criteria should be provided to verify that the SWM area(s) on the plan are adequate.
- B. Show that all outfalls from BMP facilities and bypass areas are "suitable" as defined by the Baltimore County Department of Public Works and the Department of Environmental Protection and Resource Management.
- C. Show that the BMP facilities do not create a hazard. An example of a hazard would be an embankment dam located so that in the event of a breach failure, down stream life or property is endangered.
- D. List on development Plan any waiver or variance and give date of approval by Baltimore County.

CONCEPT PLAN CONFERENCE
Project I.D. #A097483
2801 Old Court Road Alternate A.

5. Site - Specific Comments:

In addition to the above, each project will be given a brief review by the DEPRM's Stormwater Management, and a set of specific comments will be provided. The developer is responsible for addressing the following site-specific comments:

- A. Water quality volume (WQv), Recharge storage volume (Rev), Channel protection volume (Cpv) are required.
- B. Extreme Flood Volume (Qf) is also required for this project.
- C. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.
- D. Building and grading permits will not be issued until BMP plans are approved.
- E. This project is subject to the new stormwater management requirements that Baltimore County adopted on July 2, 2001.
- F. BMP sizing and stormwater credit computations must be referenced to the 2000 Maryland Stormwater Design Manual by page and section.
- G. Chain link fence, meeting current County Standards, shall be used on all stormwater management facilities in residential developments that require fencing. Fence construction shall be in accordance with State Highway Administration Standard Details 690.01 and 690.02 and Maryland State Highway Administration Standard Specifications for Construction and Material Section 914.
- H. Please note use III water. Maximum release time for Cpv shall be 12 hours.
- I. 3:1 interior slopes are required for all proposed stormwater management facilities.

Robert T. Wood, Jr.

September 24, 2009

c: R. Alexander Wirth, PE

concept.swm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

CONCEPT PLAN CONFERENCE

TO: Timothy Kotróco, Director - Department of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director - Office of Planning

DATE: October 6, 2009

PROJECT NAME: 2801 Old Court Road Alternate A

PROJECT NUMBER: III-490A

PROJECT PLANNER: Curtis Murray

GENERAL INFORMATION:

Applicant Name: Five M LLC
Attn: Giti Dengle
7541 Bellona Avenue
Baltimore, MD 21204

Location: 2801 Old Court Road

Councilmanic District: 2nd

Land Management Area: Community Conservation Area

Zoning: DR 1

Acres: 8.09± acres

Surrounding Zoning and Land Use:

North:	DR1	Single Family Detached
South:	DR1 and DR 3.5	Single Family Detached
East:	DR1	Single Family Detached
West:	DR1	Single Family Detached

Project Proposal:

The applicant is proposing to develop 8 single-family detached dwelling units on 8.09± acres of land zoned DR 1. The land is currently wooded and improved with 1 dwelling. Access to the site is gained via the existing Old Court Road.

Other Anticipated Actions and Additional Review Items:

- | | | |
|--|---|--|
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Special Hearing | <input type="checkbox"/> PUD |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Compatibility | <input type="checkbox"/> Design Review Panel |
| <input checked="" type="checkbox"/> Waiver | <input checked="" type="checkbox"/> Scenic Route | <input type="checkbox"/> Other |
| <input type="checkbox"/> RTA Modification | <input type="checkbox"/> Referral to Planning Board | |

PARTIES TO BE NOTIFIED BY APPLICANT:

1. All adjacent property owners.
2. The Community Associations listed below:

Greenspring East HOA
Mr. Ron Bondroff, President
2839 Quarry Heights Way
Baltimore, MD 21209

Pikesville Greenspring Community Coalition
Mical Wilmoth Carton, Exec. Director
3004 Old Court Road
Baltimore, MD 21208

Old Court- Greenspring Community Association
Dr. Ron Diener, President
10 Glencliffe Circle
Baltimore, MD 21208

MEETINGS:

Concept Plan Conference	<u>10/06/09</u>	Community Input Meeting	<u> </u>
Development Plan Conference	<u> </u>	Hearing Officer's Hearing	<u> </u>
Planning Board	<u> </u>		

RESIDENTIAL PERFORMANCE STANDARDS:

Be advised that this development is subject to Bill 58-01 titled "Residential Performance Standards." Section 260 of the Baltimore County Zoning Regulations requires the Director of the Office of Planning to make a finding to the Hearing Officer for all residential development of four lots or more in Baltimore County that is located within the Urban/Rural Demarcation Line.

The Hearing Officer or the Director of Permits and Development Management, as applicable, shall consider the findings presented by the Director of the Office of Planning or the Director's designee before a development plan is approved.

RESIDENTIAL PERFORMANCE STANDARDS FINDING:

Before a finding can be made on compliance of the subject project with the Residential Performance Standards, all of the following must be submitted:

1. A pattern book (11" x 17" bound and in color) to include the following:
 - a. Architectural elevations of all facades including any proposed garage that shall include general massing of the buildings, major facade divisions, porches, gables, dormers, chimneys,

size and placement of openings, roof treatment, materials, and colors. Elevations shall be provided of all unit types to be offered for sale;

- b. Floor plans of the building types;
 - c. If dwellings with front entry garages are to be constructed, provide a typical plan or detail showing the garage setback;
 - d. Typical lot layouts showing house, garage, and driveway configurations;
 - e. Elevations and details of all proposed fencing;
 - f. Elevations and details of the proposed rear decks, indicating materials and finishes;
 - g. Elevations and details of proposed screening treatments of HVAC and metering systems;
 - h. Elevations, details and locations of proposed mail boxes;
 - i. Elevations and details of all proposed signage and entrance treatments;
 - j. Details of all proposed landscaping; and,
 - k. A copy of all covenants associated with the project.
- 2. A grading plan.
 - 3. The design and location of the open space area.

MASTER PLAN:

The *Master Plan 2010* Land Management Area Plan designation for the subject area is "Community Conservation Area." The proposed use as indicated on the Proposed Land Use Map of Baltimore County is "Single Family Detached."

The subject proposal also falls within the boundaries of the Greenspring East Pikesville Community Action Plan, adopted by the Baltimore County Council August 7, 2007. The following comments are relevant to the subject proposal with respect to the parameters and guidelines set forth in the referenced community plan:

Page 12 Conclusion:

Care should be taken so that any infill properties are developed on lot sizes compatible with existing developments with adequate open space. Crowding into developed areas would reduce the existing areas' attractiveness and desirability. Any infill allowed should be carefully scrutinized; design and architectural standards should be compatible with surrounding structures, and should contain adequate amounts of open space areas.

Page 16:

Old Court Road (State 133) is a Baltimore County designated scenic road of historic interest, which has a high volume of traffic especially when there is congestion on I-695.

Streams: There are 4 environmentally sensitive streams located within the study area: Moore's Branch being one of them.

Page 19:

Historical perspectives: A Baltimore County Court Order named Joppa Road as the Old Court Road in 1733 because it went directly to the court in Joppatown. . . Parts of the trail can still be seen, though most of it has been lost to the development of homes, fields and roads.

Page 30:

Environmental Overview: 1) Stream Corridors, Ponds & Wetlands:

While storm water ponds . . . have been somewhat effective in reducing water surges during severe storm events, BMP are noticeably better at reducing the level of pollutants entering the stream, take up less space, and have a more attractive appearance during dry spells.

Page 32:

Preserve attractive environmentally sensitive areas while providing more Public Open Space for our residents.

Working within the guidelines of the Baltimore County Local Open Space Manual, insure that developers provide open space for parks and playgrounds, as is required.

Page 34:

Control the density, intensity, and quality of new development and redevelopment in older urbanized communities.

Page 40 :

The rural conservation zoning on the northern edge of our community has added to the rural character of the area. It has also, however, greatly intensified the pressure for development that would be out of character with our neighborhoods on the remaining open space areas.

Page 52:

The section of Old Court Road between Greenspring Avenue and Falls Road, a collector road running along the eastern boundary of the plan area, is the most affected by this Beltway overflow. . . It is not the wish of the community that Old Court Road become a viable alternative to the Baltimore Beltway. Improvements to the road . . . will only be followed by more traffic and will negatively impact the scenic quality of Old Court Road and adversely affect our community. Maintain Old Court Road in its present historic configuration. . .

Page 55:

Goal 7: Reinforce the aesthetic coherence of neighborhoods within the plan area

Action 7: Reverse the deterioration of Old Court Road's status as a scenic route

Page 57:

Maintain and Upgrade the Old Court Road Scenic Corridor by using a variety of trees and shrubs to avoid disease and deal with the problem of overhead power lines and above ground installations serving underground utilities. (See plan for specific planting recommendations.)

Page 62:

Storm Water Drainage: There is a continued loss of trees and open space due to development, and the construction of homes, Attention is also given to developments with SWM ponds.

Page 63:

Action 1b: Make sure that developers prepare land in such a way that they meet State and Environmental requirements for controlling the flow of run-off, the loss of topsoil into streams . . . Storm restoration of impacted waterways should be given a high priority (see also section on Moore's Branch).

Page 64:

Action 1c: In those areas with SWM ponds, attention needs to be paid to their maintenance. However, it is preferable to use Best Management Practice wherever possible.

SCHOOL IMPACT ANALYSIS:

This development is subject to section 32-6-103 of the Baltimore County Code, Adequate Public Facilities. A school impact analysis is required with development plan submittal. Information is available on the Baltimore County Office of Planning's Web Page:

http://www.baltimorecountymd.gov/Agencies/planning/public_facilities_planning/adequate_school_facilities.html

The proposal is within the boundaries of the following schools:

Fort Garrison & Summit Park	Elementary School
Pikesville	Middle School
Pikesville	High School

SCENIC ROUTE:

Old Court Road is a Baltimore County designated Scenic Route. The proposed development may compromise the scenic character of Old Court Road. All provisions must be made to comply with the guidelines pertaining to any development within or adjacent to a designated scenic route as outlined in the Baltimore County Master Plan 2010 and the Baltimore County Comprehensive Manual of Development Policies. In addition, the road is also a state designated scenic byway under the regulation of the Maryland State Highways Administration's State Scenic Byways Program.

Refer to the Comprehensive Manual of Development Policies (CMDP, Amended version dated September 2006) for all design guidelines and requirements for scenic route development.

Submission of public and private development plans for plan review shall contain a note referencing designated scenic routes and significant views as part of the requirements of Section 32-4-224.(d), Baltimore County Development Regulations. The following shall be shown on the plan:

1. Location of all views and viewsheds from the road, indicated on the plan with arrows and verbal descriptions.
2. Photographs, perspective sketches, and/or elevations of the property as necessary to adequately portray the visual quality of the existing site as viewed from the road. For sites within or adjacent to residential or historic development, provide illustrations of the adjacent properties as necessary to portray the community's scenic character.
3. Perspective sketches, elevations and/or cross-sections of the proposed development as viewed from the road which demonstrate:
 - a. In areas of existing development, compatibility of project design with the community.
 - b. In undeveloped areas, the conservation of the existing scenic quality.
4. The location and size of minor deciduous trees over 4 inches in caliper, major deciduous over 12 inches in caliper and conifer trees over 25 feet in height within the net buildable area unless waived by the Hearing Officer.
5. Schematic planting plan.
6. Proposed permanent sign location and elevations, including size, material, color and lighting.

7. Any planned CIP improvements for the scenic route shall be noted on the plan.

The Director of the Office of Planning and the Director of Public Works may approve modification of existing standards when it can be demonstrated that the action will more fully achieve the objective of preserving visual quality, without impairing public health, safety and welfare.

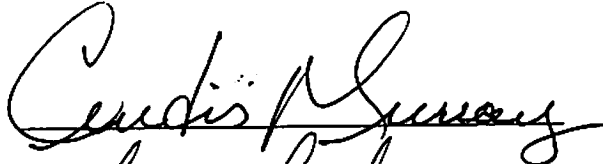
COMMENTS:

The receipt of additional information from the Community Input Meeting or other sources may generate further comments at the Development Plan Conference.

1. The proposed development is accessed from scenic Old Court Road and is subject to Section VI Scenic Views in the CMDP. (See Pages 173-185) The existing vegetation on front of the property consists of uniformly spaced, major deciduous trees that gives this property and the adjacent Leand property a park like character. The proposed layout of the dwellings, public road and driveways requires substantial grading and tree removal and does not meet the requirements for protection of scenic routes and view sheds. The plan should be revised to comply with the aforementioned section and the applicant shall provide photographs, elevations and cross sections of any dwellings visible from Old Court Road (See above and approval process on page 185 of the CMDP).
2. The development proposal as designed does not comply with Section 260.2A.2 of the BCZR which states "A development proposal shall integrate locally significant features of the site, such as distinctive buildings, vistas, topographic features, specimen trees, tree stands... into the site design and retain the character of the features and their settings." Furthermore, Section 260.2.A.3 states "Co-ordinate building design site layout and grading so that grade transitions are gradual and respect the existing topography." The use of retaining walls on Lots 2, 4 and 7 is in conflict with this provision and are not in desirable locations with respect to the dwelling.
3. Section 260.6.A.2. states, "Orient the front of the dwelling toward the street. The proposed dwelling on Lot 10 and Lot 1 are angled. The visibility of the side entry garages from Old Court is a concern.
4. The proposed side entry garage on Lot 1 appears to face and to be at an elevation of 15' ± above scenic Old Court Road which does not comply with 260.6B "Garages may not become the dominant street feature."
5. A waiver of open space is requested although the community plan area has a deficit of open space of about 300 acres.
6. Correct the "title block" to read accurate information (i.e. name of project, level of site plan etc...)
7. Lot numbers are incorrect, this appears to be a 8-lot subdivision, however there are 10 lots shown.
8. Eight lots on this tract of land appears to be too intense of a development. The applicant should reduce the amount of lots proposed to be more in keeping with that, which exists in this scenic area. It is more than likely that the configuration as presented will not be supported at the time of development plan.

9. Section 260.4B of the BCZR states, "Culs-de-sac may be used if it is demonstrated that a street connection is not feasible due to site conditions such as severe grade transitions or sensitive natural features, or an alternative site layout is not feasible. If culs-de-sac are used, developments should consist of a balance of street patterns (culs-de-sac and connections). If culs-de-sac are used, design elements such as center landscaping and traffic circles shall be used." Provide a center landscaped island in the proposed cul-de-sac.
10. Signs are generally not supported along scenic routes. If a sign is proposed or contemplated, provide elevations and details. If not remove note #21 from the plan.
11. The Office of Planning defers to the Department of Public Works on the waiver request to not provide sidewalks on the proposed road. Should the department require sidewalks this office would not oppose.

Prepared By:



Division Chief:



CM:kma

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Timothy Kotroco, Director
Department of Permits and
Development Management
Attn: Colleen Kelly

DATE 10/06/09

FROM: Brad Knatz
PDM, Bureau of Land Acquisition

SUBJECT: 2801 Old Court Road Alternate A
PDM# 03-490A

A review of the concept plan for the above referenced project results in the following comments. These comments are advisory in nature.

1. Offsite rights of way must be acquired prior to record plat approval.
2. Access easements, approved by DEPRM, should be shown for storm water management facilities, forest buffers, etc.
3. If offsite sight line easements are necessary per Development Plan Review's comments, the developer will be required to obtain these easements prior to record plat approval.
4. Please identify and label all existing and proposed drainage and utility easements, highway widenings and slope easements, stormwater management facilities, forest buffers, flood plains, greenways and open space areas. Please clearly indicate whether or not the above are to be dedicated to Baltimore County. Please delineate and label required dedications to Baltimore County. Please delineate and label required dedications for highway purposes as "Highway Widening Area", "Not Future", "Proposed" or "Ultimate" regardless of whether or not highway improvements will actually be required as part of the development.
5. Please label with deed references and provide dimensions for any private easement and/or right of ways that exist on the property. In addition, please provide the Bureau of Land Acquisition with a copy of the deed that created the private right of way or easement. Such information should be provided along with the next revision to the plan.

Timothy Kotroco, Director
Department of Permits and
Development Management

6. Site-specific comments:

- A. Show the existing ROW in Old Court Road and provide the SHA reference number that supports it.
- B. Add a dedication table to the plan that will include any dedication to Baltimore County by fee or easement. A sample is attached.

DEDICATION TABLE

This table depicts various rights-of-way that may need to be conveyed to Baltimore County by the developer/owner. Choose the right(s)-of-way that apply to your project, and then create the table accordingly.

TYPE OF CONVEYANCE	NO.	TOTAL AREA* (ac.)
ACCESS EASEMENTS		
CHESAPEAKE BAY CRITICAL AREA EASEMENTS		
CONSERVANCY AREA EASEMENTS		
DRAINAGE AND UTILITY EASEMENTS		
FIRE SUPPRESSION TANK EASEMENTS		
FLOODPLAIN EASEMENTS		
FLOODPLAIN RESERVATIONS		
FOREST BUFFER EASEMENTS		
FOREST BUFFER RESERVATIONS		
FOREST BUFFER & FOREST CONSERVATION EASEMENTS		
FOREST BUFFER & FOREST CONSERVATION RESERVATIONS		
FOREST CONSERVATION EASEMENT		
FOREST CONSERVATION RESERVATION		
GREENWAY EASEMENTS		
GREENWAY RESERVATIONS		
HIGHWAY WIDENINGS		
LOCAL OPEN SPACES		
HIGHWAY EASEMENT		
REVERTIBLE SLOPE EASEMENTS		
HIGHWAY RIGHT-OF-WAY		
SIGHT LINE EASEMENTS		
STORMWATER MANAGEMENT EASEMENTS		
STORMWATER MANAGEMENT RESERVATIONS		
TEMPORARY EASEMENTS - any type		
TURNAROUND EASEMENTS		
WETLANDS MITIGATION EASEMENT		

***NOTE:** During the processing of development plans and prior to Final Development Plan (FDP) submittal, total areas shown in this table may be approximate.

Final submittal of Minor Subdivision Plans, Development Plans, Amendments/Refinements to Development Plans, FDP's, Record Plats and Construction Drawings should have exact number(s) and exact area(s) of conveyance.

Sidewalk Easements and Sidewalk Drainage & Utility Easements will no longer be processed after July 1, 2009. In the event your concept plan has been reviewed prior to July 1, 2009 with Sidewalk Easements and/or Sidewalk Drainage & Utility Easement(s), contact the Bureau of Land Acquisition at 410-887-3262 for processing.

Revision Date: 06/29/09

BALTIMORE COUNTY, MARYLAND

Subject: Concept Plan Conference Comments

Date: October 6, 2009

From: Department of Recreation and Parks

Project Name: 2801 Old Court Road

Project Number: 03-490

Zoning: DR-1

Location: 2801 Old Court Road

Districts: Elec. 03 Counc. 2

Comments:

This project is subject to the Adequate Public Facilities Act, Bill No. 110-99. The comments generated herein reflect the requirements of Bill No. 110-99 and the Baltimore County Local Open Space Manual, as adopted by the Baltimore County Council on February 22, 2000.

Local Open Space is required for this development.

The following are site/plan specific comments:

1. The Local Open Space required for 8 units is 8,000sf or 0.18 acres +/-; 5,200sf Active and 2,800sf Passive.
2. Lots without dwelling units shall not be labeled as lots.
3. Add General Note: "Open Space Required – 5,200sf Active and 2,800sf Passive or a combination thereof as specified in Section III.D.3; Open Space Provided - 0sf; Waiver requested and fee in lieu to be paid." This is a Recreation and Parks standard notation designed for easy identification for the reviewer to minimize reviewing time for future plan and record plat submittals. Please add this note.
4. Both the bill and open space manual provide for a fee to be paid instead of dedicating the land. Although this provision is not automatic, it is appropriate for this site pending consideration of community input. Please refer to the updated LOS manual, Section III.H for specific requirements and standards for open space waivers.

5. Should the Department agree upon a waiver with payment of a fee in lieu, then the developer or engineer shall submit a waiver request with the Development Plan Conference submittal. The waiver request must be approved prior to the Hearing Officer's Hearing.
6. Specific instructions will be provided with the waiver approval letter stating how the fee shall be paid.

Important Waiver Information Please Read:

Payment of the fee is due prior to the recordation of the record plat. The waiver request will be processed prior to the Hearing Officer's Hearing. The developer must forward a copy of the receipt of payment from the Baltimore County Office of Budget and Finance to the Department of Recreation and Parks prior to submitting record plat mylars for signature.

Fee information is based on figures established by the County Administrative Officer as adopted by Resolutions 63-00, 58-06 & Bill No. 14-05. The fee due will be the current fee in effect at the time that the Local Open Space Waiver Request Form together with the Development Plan are submitted by the developer/engineer and approved by the Department of Recreation and Parks.

Baltimore County Master Plan Designated Greenway Comments:

1. No Master Plan designated Greenways are affected by this development.

Baltimore County Department of
Recreation and Parks
105 West Chesapeake Avenue, Suite 302
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

SUBJECT: Concept Plan Review Comments
For October 6, 2009

DATE: October 2, 2009

FROM: Dennis A. Kennedy, ^{DMK} Supervisor
Bureau of Development Plans Review
Dept. of Permits and Development Mgmt.

PROJECT NAME: 2801 OLD COURT ROAD

P.D.M. NO.: 03-490

LOCATION: 2801 OLD COURT ROAD

DISTRICT: 3 C 2

We reviewed the subject plan dated September 14, 2009 and have the following comments:

1. Provide 5-foot wide sidewalks and pedestrian ramps along the Old Court Road frontage and a sidewalk on both sides of the entire proposed road and cul-de-sac.
2. Label the existing house to be removed.
3. Show the existing well location and label it to be removed.
4. Show any existing well or SRA within 100-feet of the site.
5. Extend the proposed sewer up to Old Court Road.
6. Revise the SHC to Lots _____
7. Extend a 12" water main in Old Court Road along the entire frontage of the project with a terminal fire hydrant at the end, from the existing 12" water main east of Springbriar Lane. *Revised, added per engineer*
8. Revise the Limit of Disturbance to include the revised water, sewer and the proposed storm drain and sewer outfalls. Also, revise the LOD acreage amount accordingly. The off-site right-of-way must be acquired prior to approval of grading or building permits or record plat.
9. Provide the Site Data and Site Development tables from the CPC checklist.

10. Revise the proposed storm drain. Inlet to inlet connections are not allowed in a public system.
11. Revise the horizontal storm drain layout near the SWM pond so that the storm drains pipes are at angles greater than 90 degrees.
12. Revise the grading on Lot 8 to direct the flow away from the front of the house.
13. As shown, the ground slope above the pipe exceeds the County policy of a maximum of 15%.
14. Show existing topography on the other side of Old Court Road from this project.
15. See the SHA for improvements required to Old Court Road.

* * * * *

DAK/MLV
cc: file

BALTIMORE COUNTY, MD

SUBJECT: CONCEPT PLAN COMMENTS
FROM: PDM - ZONING REVIEW

CPC DATE: 10/06/09
10:00 am, Room 123

PROJECT NAME: 2801 Old Court RD
LOCATION: 2801 Old Court RD
PROPOSAL: 8 SFD's

PLAN DATE: 9/14/09
DISTRICT: 3C2
ZONING: DR-1

Based on the information provided, the following comments can be offered: This office has no objections to the concept of creating 8 lots from 8.09 acres of D.R.-1 zoned property. The developer, engineer, or owner should understand at this time that when a development plan is submitted for review, development policies (CMDP) must be readily evident.

1. Note on the plan under density calculation: "This property as shown on the plan has been held intact since (1971). The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings". If any adjacently owned property has been subdivided after this date, show this area as part of the overall tract boundary and adjust density calculations accordingly.
2. SWM and HOA areas cannot be labeled as lots; they are easements. The density of the tract can only support 8 lots.
3. The proposed dwellings and development must comply with the standards listed in the "Residential Performance Standards", Section 260 of the Baltimore County Zoning Regulations. Be aware that compliance with these standards must be demonstrated on the Final Development Plan (FDP). Contact the Office of Planning for more information in regards to the above. If the Office of Planning determines that a variance is required, list that variance under an "Anticipated Actions" note on the plan.
4. Relative to the previous note, add a Site Data/General Note to the Final Development Plan (FDP) stating the following: "This development is subject to the residential performance standards (Section 260, BCZR), the Comprehensive Manual of Development Policies (Section 504.2), and the County Landscape Manual (Section 409.8.A.1). This development will comply and be consistent with all of the aforementioned regulations, standards, guidelines, and policies."
5. Provide accurate gross and net area calculations in compliance with the following: net area = the entire overall tract/ownership area (excluding any existing public street right-of-ways); gross area = the net area plus ½ of the tract boundary street right-of-way that the property is not denied access to, up to a maximum of 30 feet (see Zoning Policy RSD-3).

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments, the outcome of any requested zoning hearings; and finally upon the inclusion of the Final Development Plan (FDP) checklist information being included on the FDP.


Bruno Rudaitis, Planner II
Zoning Review



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

State Highway
Administration

Beverley K. Swaim-Staley, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

October 6, 2009

Ms. Colleen M. Kelly,
Development Manager
Department of Permits and
Development Management
County Office Building
Room 105
Towson, Maryland 21204

RE: Baltimore County
MD 133 (Old Court Road)
East of Greenspring Avenue
PDM No. : 03-490
2801 Old Court Road Property
Concept Plan
Mile Post 2.09

Dear Ms. Kelly:

Thank you for the opportunity to review your referral request on the subject of the above captioned, which was received on September 23, 2009. We understand that this submission illustrates a proposal to create a residential subdivision consisting of eight (8) single family dwellings with infra structure improvements on 8.09 acre tract.

We have completed a cursory review of the concept plan. The following comments are offered for your consideration:

- The subject property is adjacent to MD 133(Old Court Road), a secondary State highway, undivided two lane section. The State Highway Location Reference Guide indicates that MD 133 (Old Court Road) has a functional classification of urban minor arterial and the Annual Average Daily Traffic (AADT) volume is 6,311 vehicle trips per day at the subject location.
- We note that access to the property is proposed via a 28 wide full movement driveway as shown on the plan. The proposed improvement is subject to the rules and regulations of the State Highway Administration. At a minimum an SHA Access Permit is required to construct improvements within the MD 133 right-of-way. The extent of the improvements will be determined when a more detailed plan is provided.
- The applicant's engineer may be required to provide a sight line profile meets SHA requirements for intersection sight distance and stop sight distance.
- A hydraulic analysis is required.
- A historical and archeological review will be conducted by our Office of Planning and Preliminary Engineering.

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

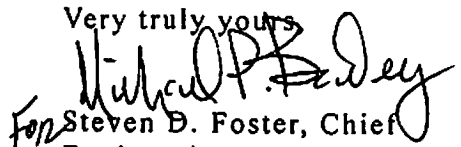
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202 • Phone: 410-545-0300 • www.marylandroads.com



Ms. Colleen M. Kelly
PDM 09-490
Page 2

In conclusion: The State Highway Administration request that the above comment be a condition of 2801 Old Court RD (The Ridge at Old Court) Concept Plan PDM No 03-490 approval.

If you have any questions or need clarifications in this matter, please contact Mr. Michael Bailey at 410-545-5593 or our toll free number in Maryland only 1-800-876-4742 extension 5593. You may also e-mail him at (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

For Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Ms. Dianna Hines, Traffic Manager, SHA
Mr. Giti Dingle, Owner, Five M LLC
Mr. Dennis A. Kennedy, Supervisor, Development Plans Review, Baltimore County
Ms. Erin Kuhn, ADE-Traffic, SHA
Mr. Dave Malkowski, District Engineer, SHA
Mr. Mostafa Izadi, Engineer, Advanced Engineering Consultants, P.C.