

CONCEPT PLAN COMMENTS

Project Name: Shapiro Property  
Project Location: S/s Old Court Road, N. of Lightfoot Drive  
Date of Meeting: January 28, 2008  
Watershed: Jones Falls via Moores Branch  
Reviewer(s): Michael Kulis, Jeffrey Livingston

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:
- A wetland delineation report.
  - 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.
  - 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".
  - 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. (Advisory)

## CONCEPT PLAN COMMENTS

Project Name: Shapiro Property

Date of Meeting: January 28, 2008

  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. (Advisory)

  X   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. (Advisory)

       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:

       A Forest Stand Delineation report.

  X   A Forest Conservation Worksheet.

  X   A Preliminary Forest Conservation Plan.

  X   A Forest Retention/Afforestation Investigation Report. (Advisory)

  X   A special Variance. (Advisory)

       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 or Reservations.

## CONCEPT PLAN COMMENTS

Project Name: Shapiro Property

Date of Meeting: January 28, 2008

- An Environmental Agreement (EA) must be submitted prior to building or grading permits.
- An Environmental Effects Report and a Hydrogeological Study must be submitted with the Development Plan.
- 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.
- Additional Comments:

**BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT**

TO: Jeff Livingston, Development Coordination

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

DATE: January 17, 2008

SUBJECT: Project Name: Shapiro Property  
Plan Type: Concept Plan  
Plan Date: December 13, 2007

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

Comments	Date Resolved	Reviewer
1. The proposed development will utilize public water and sewer.		
2. The existing dwelling located 3219 Old Court Road is currently served by public water and a private sewage disposal system. The dwelling will be required to connect to public sewer when available.		
3. The existing dwelling located 3217 Old Court Road is served by public water and a private sewage disposal system which apparently consists of a septic tank and seepage pit. The engineer is advised to locate the septic tank and seepage pit. The septic tank cleanouts (two cleanouts) can be observed on the ground surface. The services of a licensed sewage disposal contractor will be required to locate the seepage pit or field system as it is located in close proximity to proposed Court E and is most likely sited wholly or partially outside of the existing/proposed property line for the dwelling. No surface sewage overflow was visible at the time of inspection however observations of the sewage levels in the septic tank cleanouts indicates the system is hydraulically overloaded and a failure may be imminent. Prior to approval of a Record Plat, the septic system components must be located, inspected and certified by a licensed sewage disposal contractor. If the inspection indicates the system must be repaired, the repair must be located within the existing/proposed property line for the dwelling. If no repair is deemed to be necessary and the system components are found to be outside of the property line but not impacted by the proposed road construction, a		

<p>temporary easement will be required. The dwelling will be required to connect to public sewer when it becomes available.</p>		
<p>4. The dwelling located 3209 Old Court Road is apparently served by a drilled well and a sewage disposal system. The location of the sewage disposal area as shown on the plan does not agree with information on file with this office and indicates the system components may in fact be located outside the boundaries of the existing/proposed property line. The engineer is advised to obtain the services of a licensed sewage disposal contractor to accurately locate the sewage disposal system components and if found to be located outside of the existing/proposed property line, establish a temporary easement for same. The dwelling must be connected to public water and sewer when it becomes available and abandon and backfill the well and septic system.</p>		
<p>5. There were no observable underground fuel storage tanks onsite.</p>		

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

CONCEPT PLAN CONFERENCE  
Project I.D. #A065715  
SHAPIRO PROPERTY  
S/S Old Court Road North of Lightfoot Drive  
January 28, 2008 @ 9:00 AM

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.

CONCEPT PLAN CONFERENCE  
Project I.D. #A065715  
SHAPIRO PROPERTY

- 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.
- 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.

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- 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. #A065715  
SHAPIRO PROPERTY

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 (WQ<sub>v</sub>), Recharge storage volume (Re<sub>v</sub>), Channel protection volume (Cp<sub>v</sub>) 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. Provide BMP volume computations, stormwater credits and drainage area maps indicating any by-pass areas at least four weeks prior to the Development Plan Conference. Include plans showing area(s) needed for BMP(s) as dictated by the MDE design manual. These areas should be separated to include pre-treatment, WQ<sub>v</sub> and quantity management areas as required.
- E. Building and grading permits will not be issued until BMP plans are approved.
- F. This project is subject to the new stormwater management requirements that Baltimore County adopted on July 1, 2001.
- G. BMP sizing and stormwater credit computations must be referenced to the 2000 Maryland Stormwater Design Manual by page and section.
- H. 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.
- I. Please note use IV waters. Maximum release time for Cp<sub>v</sub> shall be 12 hours.
- J. This project does not meet the Baltimore County Code Development Plan requirements at this time.

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Robert Wood

01/22/08

c: R. Alexander Wirth, PE

concept.swm  
Shapiro swm



CONCEPT PLAN CONFERENCE  
Project I.D. #A065715  
SHAPIRO PROPERTY  
S/S Old Court Road North of Lightfoot Drive  
January 28, 2008 @ 9:00 AM

GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

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

1. Grading Requirements & Sediment Control Guidelines

- A. The developer is responsible to address the grading requirements of Baltimore County Code Section 33-5 and Baltimore County Department of Environmental Protection and Resource Management.
- B. A grading permit is required for any site having greater than 5,000 square feet of disturbed area. A security is required for sites having more than 20,000 square feet of disturbed area.
- C. An erosion and sediment control plan must be approved by the Soil Conservation District and a separate approved final grading plan is required for any site having greater than 20,000 square feet of disturbed area. These plans must be approved by DEPRM prior to obtaining a grading permit.
- D. Sites having less than 20,000 square feet of disturbed area may be exempt from the approved erosion and sediment control plan requirement and may qualify to use standard sediment control plan measures. Contact Inspection and Enforcement at (410) 887-3226 for additional information.

2. General Engineering Requirements

- A. Erosion and sediment control plans for sites having greater than 20,000 square feet of disturbed area must be reviewed and approved by the Baltimore County Soil Conservation District (SCD). Upon such approval, plans are then returned to the Department of Environmental Protection and Resource Management for microfilming. Grading plans will not be approved prior to SCD signature on erosion and sediment control plans.
- B. Final grading plans for sites having greater than 20,000 square feet of disturbed area must be submitted for approval to Stormwater Management along with the site erosion and sediment control plans. Final grading plans must show all proposed grading, storm drain inlets and their connections to main storm drain system up to outfall, building locations, first floor elevations, septic reserve areas, sidewalks and driveways. Proposed sanitary and water lines and their connections

CONCEPT PLAN CONFERENCE  
Project I.D. #A065715  
SHAPIRO PROPERTY

to existing systems must be shown on final grading plan. Sediment control devices should not be shown on the final grading plan. Mass grading plans are not acceptable unless a waiver to this standard is granted by Stormwater Management. Final grading must reflect the proposed condition of storm water management hydrology. Refer to Baltimore County Code Title 14, Article VI.

- C. Erosion and sediment control devices should be perimeter type devices and must be located sufficiently outside of proposed grading, therefore, proposed grading should not be shown to the limits of property lines, wetlands, floodplains or buffers. Erosion and sediment control plans must be designed for all work shown on the final grading plan.
  - D. Proposed storm water management ponds should be used as temporary sediment basins unless prohibited as such by the Stormwater Management' s project engineer.
  - E. Grading plan must be in compliance with Development Plan.
  - F. Erosion and sediment control devices may not outfall concentrated flow onto adjacent properties without the property owner' s written permission or acquisition of Easements.
  - G. All floodplains, wetlands, and buffers must be shown on final grading plans and should be shown on the sediment control plans. Erosion and sediment control devices may not be located within such areas except as allowed by DEPRM. Sediment traps outfalling into such areas must provide two times the normally required storage.
  - H. Sediment trapping device must be located outside the septic reserve areas. Show location of septic reserve area on grading plan in absence of sanitary sewer line.
  - I. Stormwater credits shall be documented with submission of final grading plans and verified with As-Built certification.
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3. Outlines for Development Plan Approval:

- A. Proposed grading, especially filling, should not be shown up to limits of property lines, floodplains, wetlands, or buffers. There should be adequate room for perimeter sediment and erosion control devices and for movement of construction equipment.
- B. Proposed grading must not exceed slope requirements of 2:1 maximum on commercial properties and 3:1 maximum on residential lot areas and 4:1 within 25 feet down slope of septic reserve areas.

CONCEPT PLAN CONFERENCE  
Project I.D. #A065715  
SHAPIRO PROPERTY

- C. All swales shall be designed to Department of Public Works Design Standards.
  - D. Proposed grading must not adversely impact the adjacent properties. Runoff must be discharged at locations of suitable outfalls. Diversion of natural runoff pattern from ultimate outfall for more than 1,000 feet by proposed grading is not acceptable unless approved by Department of Environmental Protection & Resource Management.
4. Site Specific Comments:
- A. Refer to the preceding pages for general requirements.

Robert Wood

01/22/08

c: R. Alexander Wirth, PE

CONCEPT GRD  
Shapiro grd

**BALTIMORE COUNTY, MARYLAND**

**SUBJECT:** Concept Plan Review Comments  
For January 28, 2008

**DATE:** January 25, 2008

**FROM:** Dennis A. Kennedy, Supervisor  
Bureau of Development Plans Review  
Dept. of Permits and Development Mgmt.

**SIGNED:** Dennis A. Kennedy

***PROJECT NAME: SHAPIRO PROPERTY***

***P.D.M. NO.: III - 421***

***LOCATION: S/S Old Court Rd.; North of Lightfoot Drive***

***DISTRICT: 3 C 2***

***We have reviewed the subject plan dated December 13, 2007 and have the following comments.***

Old Court Road, Maryland Route 133 is a state road. All improvements, intersections, entrances, drainage requirements and construction affecting a state road right-of-way are subject to the standards, specifications and approval of the Maryland State Highway Administration in addition to those of Baltimore County.

A traffic study report is required.

Show proposed contours on the plan.

A 100-year floodplain study is required.

The HOA (Home Owners Association) will be responsible for maintenance of the median at the entrance.

All site runoff must be conveyed to a suitable outfall without imposing an adverse impact to the receiving watercourse.

Flow from the culvert under Old Court Road behind lot # 9 must be conveyed to a suitable outfall.

Documented downstream flooding exists. Provisions for 2, 10, 100-yr stormwater management are required.

The developer must show on the plan how the site will be served with sewer.

Extend sewer to the low point on Old Court Road behind lot # 9.

The developer shall investigate for availability of adequate fire flow at the site.

Confirm and then add this note to the development plan:

*"Bureau of Traffic Engineering and Transportation Planning" has confirmed that the subject site is/is not within a traffic deficient area.*

Prior to development plan submittal, this office shall be contacted to schedule a field visit for the location of the proposed access.

\* \* \* \* \*

DAK/VKD/vd  
cc: file

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

CONCEPT PLAN CONFERENCE

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

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

DATE: January 28, 2008

PROJECT NAME: Shapiro Property

PROJECT NUMBER: III-421

PROJECT PLANNER: Jenifer German

GENERAL INFORMATION:

Applicant Name: Kathy & Sandy Shapiro  
3219 Old Court Road  
Baltimore, MD 21208

Location: S/S Old Court Road; N Lightfoot Drive

Councilmanic District: 2<sup>nd</sup>

Land Management Area: Community Conservation Area

Zoning: DR 2

Acres: 48.76± acres

**Surrounding Zoning and Land Use:**

North:	DR 1, DR 3.5	Single Family Detached
South:	DR 2	Single Family Attached
East:	DR 1, DR 3.5	Single Family Detached
West:	DR 2	Stevenson Commons condominiums

**Project Proposal:**

The applicant is proposing to develop 63 new single family detached dwelling units and retain 3 existing single family detached dwelling units for a total of 66 single family dwelling units on 48.76± acres of land zoned DR 2. The land is currently developed with three single family detached dwellings (all to remain) with heavy woods to both the south and western portions of the property. The site is located directly off of Old Court Road, which is a state designated scenic byway route as mapped by the State Highway Administration's State Scenic Byways program and also as a county designated scenic route.

Other Anticipated Actions and Additional Review Items:

- Special Exception                       Special Hearing                       PUD
- Variance                                       Compatibility                       Design Review Panel
- Waiver     Scenic Route                       Other
- RTA Modification                       Referral to Planning Board

PARTIES TO BE NOTIFIED BY APPLICANT:

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

Pikesville-Greenspring Community Coalititon  
Mical Carton  
3004 Old Court Road  
Pikesville MD 21208

Old Court at Greenspring Community Association  
Dr. Ronald Diener President  
PO Box 431  
Brooklandville MD 21022

Stevenson Crossing Homeowners Association  
Ms. Barbara Ann Friedman  
504 Old Crossing Drive  
Pikesville MD 21209

Midfield Community Improvement Association  
Mr. Jeff Levin  
3340 Lightfoot Drive  
Pikesville MD 21209

Beth Tifolah Community School  
Eve Steinberg, Executive Director  
3300 Old Court Rd  
Pikesville MD 21208

Pikesville Communities Group  
Mr. Alan Zuckerberg  
7919 Logmeadow Road  
Pikesville MD 21208

Greenspring East Community Association  
Mr. Ron Bondroff President  
2839 Quarry Heights Wy  
Baltimore MD 21209

The Enclave  
Dr. Richard Schlossberg  
3209 Enclave Court  
Pikesville MD 21208

ROG Coordinating Council  
Mr. Calvin Reter  
PO Box 117  
Reisterstown, MD 21136

Dumbarton-Stevenson Civic Improvement Assn., Inc.  
c/o Mr. Arnold Potler, President  
3315 Terrapin Road  
Pikesville, MD 21208

Helmsley Court HOA  
c/o Ms. Phyllis Friedman  
19 Hambleton Court  
Pikesville, MD 21208

Smith-Greenspring Association, Inc.  
c/o Mr. Howard Green  
6523 Copperfield Road  
Pikesville, MD 21209

**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 (8 ½"x11", 8 ½"x14" or 11"x17" max. bound and in color) to include the following:
  - a. A cover page that lists the name of the project, the PDM project number, all parties involved with the project complete with their contact information and the date of the Pattern Book
  - b. A vicinity map at either 1"=1000', 500', or 200' along with a site specific data list that includes site address, acreage (net and gross), current zoning, existing land use, proposed land use, election and councilmanic districts and Tax Map and Parcel numbers.
  - c. A proposed site plan at a legible scale.
  - d. Architectural elevations, to scale, 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 complete with call-outs and labels of all proposed materials;
  - e. Floor plans, to scale, of the building types complete with dimensions at a clear and legible scale;
  - f. If dwellings with front entry garages are to be constructed, provide a typical plan or detail showing the garage setback;
  - g. Typical lot layouts showing house, garage, and driveway configurations, to scale, demonstrating all required setbacks for all applicable zoning;
  - h. Illustrative Landscape Plan.
  - i. Elevations and details of all proposed fencing;
  - j. Elevations and details of the proposed rear decks, indicating materials and finishes;
  - k. Elevations and details of proposed screening treatments of HVAC and metering systems;
  - l. Elevations, details and locations of proposed mail boxes;
  - m. Elevations and details of all proposed signage and entrance treatments, to scale, with dimension call-outs and proposed materials;
  - n. Details of all proposed landscaping;
  - o. A grading plan;



- p. The design and location of the open space area (s); and,
  - q. 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 *Baltimore County Master Plan 2010* Land Management Area for this property is listed as "Community Conservation Area." The *Baltimore County Master Plan 2010* Proposed Land Use designated for this property is listed as "Single Family Detached." As submitted, the proposed plan is in conformance with the proposed land use. The plan also falls within the Greenspring / East Pikesville Community Action Plan adopted by Baltimore County Council on August 7, 2000. Specific attention should be given to the Goals on Page 32 of this plan, especially Goal #2 which mentions "preserving attractive environmentally sensitive areas while providing more attractive open space." The stream located along the western boundary of the property is a tributary of Moores Branch.

**HISTORIC:**

The proposed project area abuts 3329 Old Court Road, which is located on the Maryland Inventory of Historic Properties and is known as the "J. Ryost House" (MIHP # BA-3084). This is correctly noted on the site plan.

The property dates to 1850 and was deemed eligible in 2003 by the State Highway Administration for inclusion in the National Register of Historic Places based on its architectural style and retention of integrity and feeling in the setting.

**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.baltimorecountyonline.info/Agencies/planning/index.html>

The proposal is within the boundaries of the following schools:

- 
- ~~Fort Garrison and Wellwood Elementary School~~
  - Pikesville Middle School
  - Pikesville High School

**\*\* The Elementary School boundary splits the site and entrance access. The applicant should verify the school assignment with the Baltimore County Board of Education. Contact Pam Carter at (410) 887-4216.**

**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.

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**COMMENTS:**

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

1. Old Court Road is a scenic route. This designation shall be shown on the plan.
2. Reverse frontage lots along a public right of right of way are not encouraged as they disrupt the visual continuity of the corridor. This is especially true in this circumstance. Old Court Road in this section has visual amenities that are worthy of preservation. The lots along Old Court Road should be re-designed to eliminate the rear-yard orientation to the public, and scenic, road. Individual driveway access to Old Court Road will not be allowed for the individual lots.
3. Every attempt should be made to maximize the protection of the existing mature natural forest along Old Court Road. Where the mature vegetation must be removed, native species and evergreen plantings shall be supplemented.

4. Provide all grading, existing and proposed, on the development plan. There is a significant amount of grade change across the property that could affect the design layout of the entire proposal.
5. Show the building envelopes with the appropriate setbacks for each lot on the development plan.
6. Show the acreage of each lot on the site plan.
7. Show all on-site and off-site improvements that will be made to Old Court Road on the development plan.
8. Sidewalks shall be provided on both sides of the proposed streets and along the property line of Old Court Road and designed to the county standard. Show and label on the development plan.
9. Show all proposed signage, if any, on the development plan. Under the Development Guidelines of the Scenic Views Section of the Comprehensive Manual of Development Policies (CMDP), guideline #5 states that signage should be designed to harmonize with the surroundings to create the least visual impact to the designated scenic route.
10. Reorient lot 66 so that it is facing the entry road access.
11. Connect Court C to Court E to improve internal traffic circulation on the site.
12. Place a note on the development plan stating that all proposed homes whose side elevations face a public right-of-way shall be designed with architectural elements and features that are similar to the front façade of the proposed unit.

Prepared By:  11/24/08

Division Chief: 

JG:kma

**BALTIMORE COUNTY,  
MARYLAND**Subject: Concept Plan Conference Comments

Date: January 28, 2008

From: Department of Recreation and Parks

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**Project Name:** Shapiro Property**Project Number:** 03-421**Zoning:** DR-1, DR-2, DR-3.5**Location:** S/S Old Court Rd N Lightfoot Dr**Districts:** Elec. 3 Counc. 2

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**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 66 units is 66,000sf or 1.52 acres +/-; 42,900sf Active and 23,100sf Passive.
2. Add a note to the General Notes on the Development Plan which reads: "Open Space Required - 42,900sf Active and 23,100sf Passive or a combination thereof as specified in Section III.D.3; Open Space Provided - 42,900sf\* Active and 23,100sf \* Passive." (\*insert the actual amounts provided)
3. Insufficient information is provided on the site plan regarding the proposed grading of the Active and Passive Open Space parcels to determine compliance with the Baltimore County Local Open Space Manual. More information is required on the Concept Plan for proper review. Refer to Section V.A.3 of the Baltimore County Local Open Space Manual. The Concept Plan Requirements in Section 32-4-213.B.1 of the Baltimore County Code require any significant changes to topography and surface drainage to be shown on the plan.
4. The purpose for supplying Active Open Space is to provide areas suitable for interactive, "close to home" active recreational use. Reconfigure the Active Open Space / Passive

Open Space so that the Active Open Space is more regularly shaped and not hourglass shaped. Consider moving lots 34 & 35 to the corner of Courts 'D' & 'E' and extend the Open Space adjacent to lot 36 as depicted on the attached sheet. There should be enough area to provide all the 66,000sf of required Open Space.

5. Eliminate the 3,628sf Passive Open Space. It does not meet the minimum size requirements.
6. Remove the existing driveway within the Active Open Space. Add a note to the plan stating that the driveway will be removed and replaced with topsoil and grass.
7. The existing underground electric cable in the Active Open Space may remain. Any above ground transformers or other utilities shall be relocated.
8. The Active Open Space shall be provided in parcels of not less than 20,000sf each. Refer to Sections III.C.1 & III.D.2.
9. Add a note to the Development Plan and Record Plats, which reads: "HOA/COA Open Space shall be owned and maintained by a Homeowners Association."
10. The open space shall meet the requirements and standards as described in Section III of the Baltimore County Local Open Space Manual.
11. Retaining walls shall not be located within any Open Space parcel.
12. The open space shall have finished grades less than 4% for the active and 10% or less for the passive and labeled "HOA Open Space, Active" and "HOA Open Space, Passive" with square footage and proposed grades shown for each parcel. Final grades shall meet these requirements and also be shown on the grading plan for the Department of Recreation and Parks approval.
13. The Open Space shall be unencumbered by easements, clearly delineated with leaders or shading, and a minimum of 75' in width (with the exception of passive open space as described in Section III.C.3). For any lots adjacent to the open space, screening and/or fencing shall be provided along the property lines to deter encroachment and to define the open space limits.
14. Details shall be shown on the development plan for all proposed amenities and pathways, if applicable.
15. The required notes in Section V.B.1 **and** the following notes shall be added to the development plan:
  - a. No utilities, whether public or private, including, but not limited to, telephone, cable television, gas and electric, water, sewer, and storm drains shall be placed or

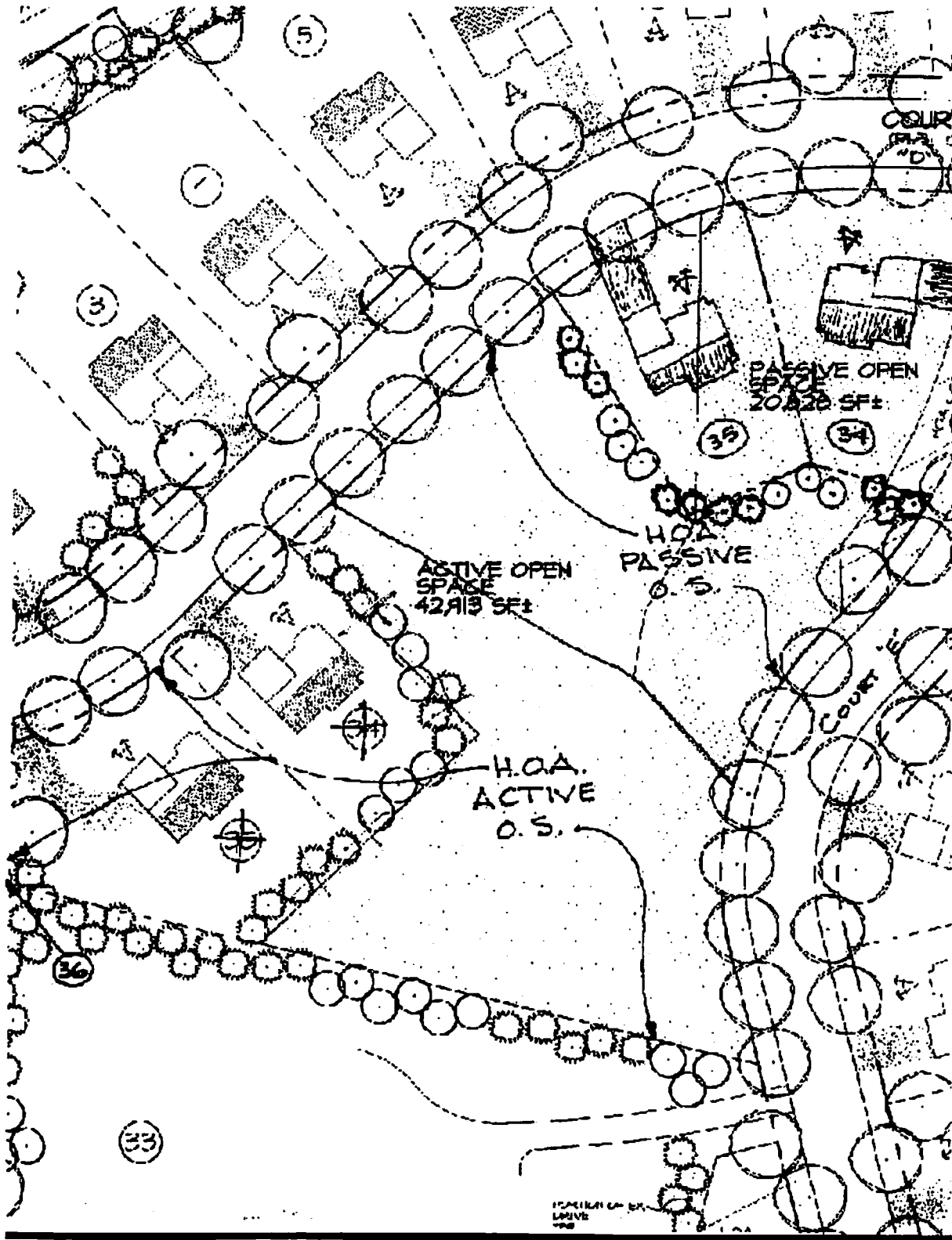
constructed on or within the areas labeled as open space without prior written consent from Baltimore County Department of Recreation and Parks.

- b. The design, construction and installation of all amenities shown on the development plan shall be the responsibility of the developer.
16. The open space shall be owned and maintained privately or by a Homeowners/Condominium Association. A declaration of covenants and restrictions assuring the existence and maintenance of the open space in perpetuity must be submitted to and approved by this office prior to the recordation of the plats, see Section V.E.2.a.
17. As part of the tracking process for Local Open Space and Greenway dedications, the Department of Recreation and Parks is now requiring that developers provide, prior to closeout approval, the recorded deeds for the dedication of all Local Open Space and Greenways, whether they be owned privately, publicly or by a Condo/Homeowners Association.
18. The Department of Recreation and Parks shall be notified for scheduling of an on-site meeting with this office prior to any grading of the Open Space Parcels.

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



NOT TO SCALE

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS

CPC DATE: 1/28/08

FROM: PDM - ZONING REVIEW

9 a.m., Room 123

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PROJECT NAME: Shapiro Property

PLAN DATE: 12/07/08

LOCATION: S/S Old Court RD N Lightfoot Dr

DISTRICT: 3C2

PROPOSAL: 66 SFDs

ZONING: DR-1, DR-2 & DR-3.5

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1) Based on the plan submitted, this office offers no comments regarding the concept of creating **63 proposed Single Family Dwelling Units and 3 existing Single Family dwelling units** on **48.45** gross acres of **DR-2** zoned land. The plan has been reviewed by the staff at this level of detail for general compliance with the Baltimore County Zoning Regulations (BCZR). The following comments are generalized for the Shapiro Property plan and they **do not** identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. To avoid any possible delays in the development review and zoning approval process, when these details and technical information are identified or changed, this office should be contacted and it should be the responsibility of the owner, developer or developer's engineer to rectify any zoning conflicts well in advance of any expected final approvals.

2) **D.R. Setbacks:** Show a typical lot setback layout along with a setback chart on the plan. With this information, state: "Envelopes or typical dwellings as shown dictate a specific location and orientation which is intended to allow compliance with Baltimore County zoning regulations and policies. Should the location or orientation change or create conflicts with the regulations or policies, the location or orientation must be changed to alleviate the conflict." Reference Section 1B01.2.C.1. chart in BCZR.

3) Dimension setbacks for divisions for existing lots 20, 32, and 33.

4) Extend zone line for DR-1 and DR-3.5 to make division line clear.

5) **Density, Area:** 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 1/2 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).

6) Label DR-1 and DR-3.5 as non density parcels.



7) **Section 260 (BCZR) Residential Performance Standards:** The proposed dwellings and development must comply with the standards listed in the "Residential Performance Standards" section of the BCZR (Section 260, BCZR). Pursuant to Subsection 260.1 of the BCZR, the Office of Planning is the department responsible for residential performance standard review of a plan, for requiring the submittal of sufficient information and for submitting findings to ensure compliance with said performance standards. Contact the Office of Planning for more information in regards to the above standards. If a deviation of standards is requested pursuant to Subsection 260.1.B.4, BCZR, list those deviations under the "Anticipated Actions" note on the plan. If the Office of Planning determines that a special hearing is required, list that special hearing request under the "Anticipated Actions" note as well. Any development requesting a deviation of standards or requiring a special hearing must also be listed in "lot table" format on the plan. After the Office of Planning's residential performance standards findings are submitted in writing, place said findings as well as the entire contents of Section 260, BCZR, (Residential Performance Standards) verbatim on the plan.

8) **Signs:** Provide an engineering scale elevation on the plan of all existing and proposed freestanding signs. Clearly indicate the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with Section 450, 102.5 and other applicable sections of the BCZR and all zoning sign policies or a zoning variance is required.

9) Show house numbers for all lots when available.

10) Add parking pad and driveway dimensions.

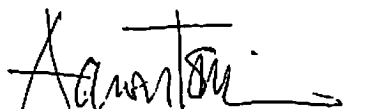
11) Add to General Notes that " the maximum height in any DR-2 zone is 50 feet".

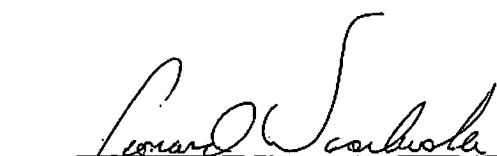
12) Dimension lines of division.

13) If the property was the subject of a zoning hearing, list case number, decision, and any conditions or indicate on the plan that there is no zoning history.

14) Date all revisions.

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

  
Aaron Tsui  
Planner II  
Zoning Review

  
Leonard Wasilewski  
Planner II  
Zoning Review

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: January 25, 2008

TO: Timothy M. Kotroco, Director  
Department of Permits and  
Development Management

ATTN: John Sullivan

FROM: William A. Miner, Review Appraiser  
PDM, Bureau of Land Acquisition

SUBJECT: Shapiro Property  
PDM # 03-421  
S/S Old Coutr Road N Lightfoot Drive  
District: 03c2

A review of the Concept Plan for the above referenced project results in the following comments. These comments are advisory in nature and should be utilized in the preparation of a "package" for the acquisition of rights of way required for this project.

1. Offsite rights of way must be acquired prior to record plat approval.
2. Access easements, approved by DEPRM, should be shown for any 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. On the development plan, please identify and label all existing and proposed drainage and utility easements, highway widenings and slope easements, 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 for highway purposes as "Highway Widening Area," and not as "Future" regardless of whether or not highway improvements will actually be required as part of the development.
5. Label and provide dimensions for any private easement and/or right of way that exist on the property. In addition, 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.
6. Additional site specific comments:
  - a. Clearly show the limits of the Storm Water Management Facilities with arrows to the limit of the areas and a footprint of the areas shown within the proposed locations.
7. Comments generated by meeting:



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

State Highway  
Administration

John D. Porcari, Secretary  
Neil J. Pedersen, Administrator

Maryland Department of Transportation

January 31, 2008

Mr. Walter T. Smith, Jr.,  
Development Manager  
Department of Permits and  
Development Management  
County Office Building  
Room 105  
Towson, Maryland 21204

RE: Baltimore County  
MD 133 (Old Court Road)  
North of Lightfoot Drive  
PDM No. : 03-421  
Shapiro Property  
Concept Plan  
Mile Post 1.01

Attn. Mr. John Sullivan

Dear Mr. Smith:

Thank you for the opportunity to review your referral request on the subject of the above captioned, which was received on January 28, 2008. We understand that this submission illustrates a proposal to create a residential subdivision consisting of sixty-six (66) single family dwellings with infra structure improvements on 48.76 acre site.

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

- We note that access to the property is proposed via a 54' wide full movement public street (Road 'A') as shown on the plan. This improvement is subject to the rules and regulations of the State Highway Administration. At a minimum an SHA Access Permit is required to address improvements within the MD 133 right-of-way. The extent of the improvements will be determined when a more detailed plan is provided.
- 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.
- Based on available information this office is concerned that the number of vehicle trips occurring after full build of this development could potentially impact the level of service at MD 129/Stevenson Road/MD 133 and MD 133/Stevenson Road intersections. Therefore, we will require that the owner/developer submit a traffic impact analysis.

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

Mr. Walter T. Smith, Jr.

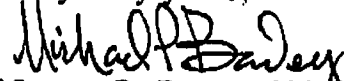
Page 2

- Should the traffic report identify any safety or operational deficiencies this office recommends that Baltimore County condition the owner/developer to provide mitigation at the affected intersections along the MD 133 (Old Court Road) as well as the site access.

Pending review of the traffic impact study by Traffic Divisions within SHA, this office is withholding further comment regarding the Shapiro Property PDM# 03-421 Concept Plan at this time.

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 ([m Bailey@sha.state.md.us](mailto:m Bailey@sha.state.md.us)). Thank you for your attention.

Very truly yours,



for Steven D. Foster, Chief  
Engineering Access Permits  
Division

SDF/MB

Cc: Mr. Dennis A. Kennedy, Supervisor, Development Plans Review, Baltimore County  
Ms. Erin Kuhn, ADE-Traffic, SHA  
Mr. Dave Malkowski, District Engineer, SHA  
Ms. Stacey A. McArthur, Consultant Engineer, D.S. Thaler & Associates, Inc.  
Mr. Sandy Shaprio, Owner  
Ms. Kathy Shaprio, Owner

03/03



JAMES T. SMITH, JR.  
*County Executive*

JOHN J. HOHMAN, *Chief*  
*Fire Department*

To: John Sullivan

January 31, 2008

Subject: CPC

From: Lt Roland Bosley Jr.

Project Name: Shapiro Property

PDM: 03-421

Location: Old Court Road

Comments :

1. The fire marshal's office has no comments at this time.