


BALTIMORE COUNTY, MARYLAND

SUBJECT: Development Plan Review Comments
For CPC August 25, 2020

DATE: August 25, 2020

FROM:  Vishnu Desai, Supervisor
Bureau of Development Plans Review
Department of Permits, Approvals and Inspections

PROJECT NAME: SOUTHERN CROSSROADS

P.A.I. NO.: 13-0239

LOCATION: 4100 MAPLE AVENUE

DISTRICT: 13C1

We reviewed the subject plans dated June 25, 2020 and have the following comments.

LANDSCAPE COMMENTS:

1. Schematic Landscape Plan(s) must be approved prior to Development Plan approval.
2. An approved Final Landscape Plan, cost estimate, and security are required prior to permit approval.

SITE-SPECIFIC COMMENTS:

1. Add the delinquent account certification to the plan.
2. Show three grid ticks on all plans.
3. Add a soils chart.
4. Show the location(s) of the permanent project identification sign(s).
5. A *Public Works Agreement* must be executed by the owner and Baltimore County for the required public improvements.
6. In accordance with *Baltimore County Code, Section 32-4-414*, dredging, filling or construction in any wetland is prohibited.
7. The Developer and his engineer shall be responsible for investigating the need for and obtaining the necessary permits for the facilities serving this site that may require a

“*Corps of Engineer’s Permit,*” a “*Water Resources Permit,*” a “*Water Quality Certification,*” and any other federal or state permits.

8. The Developer shall be responsible for having all proposed street names in any new development approved by the *Street Name and Address Section* of the *Department of Permits, Approvals and Inspections*.
9. All drainage and utility easements containing a sewer or storm drain shall be a minimum of twenty (20) feet wide.
10. Washington Boulevard, Maryland Route 1, 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.
11. The Developer is responsible for the grading of the widening to the proposed cross section based on the grade of the existing road. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.
12. Guardrails are required along the public road and/or the storm drain reservation and shall be the Developer’s responsibility. The guardrails shall be constructed in accordance with Baltimore County standards.
13. In accordance with *Baltimore County Code, Section 32-4-408*, streetlights are required along all road frontages of subdivisions.
14. Ramps shall be provided for physically handicapped persons at all street intersections.
15. Sidewalks are required on both sides of the streets within this subdivision and/or along the frontage of all existing streets including state roads. The walks shall be a minimum of 5-feet wide and shall be installed to conform to Baltimore County standards and to current Americans with Disabilities (ADA) guidelines.
16. The tee-turnaround(s) shall conform to Baltimore County Standard R-N-1, R-N-2, R-N-3, or R-N-4.
17. The Developer shall provide a minimum 10-foot drainage and utility easement along all bordering property lines which are not adjacent to road right-of-way or storm drain reservations.

18. Show and label and reference with drawing numbers all existing public and private utilities.
19. Show how all site runoff (including offsite upstream) will be conveyed to a suitable outfall.
20. Show the stormwater management facilities and proper access to them.
21. Provide preliminary size of culverts within public rights-of-way.
22. Check for diversion of drainage areas larger than 1-acre.
23. A 100-year floodplain study will be required if the drainage areas to the downstream portion(s) of site are 30-acres or greater.
24. The developer shall investigate for availability of adequate fire flow at the site.
25. From Washington Blvd. (US Route 1) existing 20-inch water main, developer shall extend a 12-inch water main in the proposed public Road 'A' and Road 'C' (westerly) to form a water main loop connecting to the existing 8-inch in the existing Maple Avenue.
26. Developer shall extend minimum 8-inch water main in the proposed Roads 'B' and 'C' to serve the development.
27. Developer shall provide a fee simple strip frontage on public road for all meter services connected to public water main including lots 186 through 196.
28. Provide a pressure-reducing valve (PRV) when the static pressure exceeds 80-psi.
29. The proposed 196 residential units from the Southern Crossroads Concept Plan will have a significant impact to local sewer capacity. The developer must provide details on where the proposed development will be connected to the existing Baltimore County collection system so that impact can be fully evaluated.
30. Show the existing sewer manhole numbers on the plan.
31. Sewer should be shown extended to serve all upstream properties unless those properties are already served by an adequate gravity system.
32. Provide more labeling of the existing topography elevations throughout the plan.
33. Show the proposed first floor elevations.
34. Provide a steep slope analysis.
35. A traffic impact study is required.
36. Be advised that a noise study may be required.

37. Check the number of units allowed on one means of access per the Development Manual.

38. 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.

39. Prior to development plan approval, Development Plans Review (DPR, 410-887-3751) shall be contacted to schedule a field visit.

* * * * *

The Development Plan, when submitted, will not be approved until all of the above comments are properly addressed.

VKD: mlv
cc: file