

**BALTIMORE COUNTY,
MARYLAND**

Subject: Concept Plan Conference Comments

Date: August 25, 2020

From: Department of Development Plans Review

Project Name: Southern Crossroads

Project Number: 13-0239

Zoning: DR-2, DR-5.5, BR, ML

Location: 4100 Maple Avenue

Districts: Elec. 13

Counc. 1

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, Bill No. 73-16, Bill No. 83-16, Bill No. 37-19 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 Open Space required for 196 proposed units (“Residential Development Units”) is 196,000sf or 4.5 acres. Proposed is 87,312sf or 2.0 acres (labeled 78,748sf or 1.81 acres Active, 8,564sf or 0.2 acres Passive, with trails and connectors 1.11 acres for Total 3.11 acres).
2. The submitted plans need to address open space per Bill No. 73-16, Bill No. 83-16, and Bill No. 37-19. Local Open Space (LOS) along with both Active and Passive no longer are applicable. The open space requirements and how they are being addressed should be provided to address the new regulations. That includes but isn’t limited to: the Site Development and Open Space Proposal Charts and associated Site Note(s).
3. The amount of Open Space shown on the plan does not meet the requirements.
4. Please explore the possibility to increase and provide the open space to meet these requirements either onsite or offsite.

5. If it is not feasible to meet the open space requirement on-site or off-site, The Department of Recreation and Parks may grant a payment of a fee in lieu for the Open Space under Section 32-6-108.f. However this is not automatic.
6. Should the Department agree upon a payment of a fee in lieu, then the developer or engineer shall submit a fee in lieu proposal request with the Development Plan Conference submittal. The fee in lieu proposal request must be approved prior to the Hearing Officer's Hearing
7. Please provide proposed Private HOA Common Area listed separately. The proposed open space needs to be clearly delineated and labeled "Private HOA Open Space" with proposed area in square feet and acreage and other areas "Private HOA Common Area" with proposed area in square feet and acreage. Please identify/label each Open Space and Common Area(s) separately. (i.e. Private HOA Open Space Area 1 & 2 and Private HOA Common Area 1 & 2).
8. 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."
9. 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. Request decorative fencing be provided to define the limits of the Private HOA Open Space areas from the proposed and existing residential lots. Provide decorative fencing details to both the Pattern Book and Development Plan.
10. Please provide details on the open space(s) and on the proposed amenities and site features proposed within that open space to both the Pattern Book and Development Plan.
11. Each Open Space parcel must have a minimum of one, 20-foot wide, vehicular access. A minimum 20-foot road frontage must be provided. Each Open Space parcel shall have a maintenance access to a public right of way.

Baltimore County Master Plan Designated Greenway Comments:

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

Baltimore County Department of
Development Plans Review
111 West Chesapeake Avenue, Room 119
Towson, Maryland 21204