

**BALTIMORE COUNTY,
MARYLAND**

Subject: Development Plan Conference Comments

Date: June 30, 2021

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. Open Space notes need to be added to the Development Plan. Need to include Open Space required and Open Space provided. Suggest – “The Open Space required for 196 proposed units (“Residential Development Units”) is 196,000sf or 4.5 acres. Proposed is _ sf or _ acres.” Please provide a note stating how the Open Space requirements are being met, along with other notes request below.
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 appear to meet the requirements.

4. 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.
5. Should the Department agree upon a waiver / payment of a fee in lieu, then the waiver / fee in lieu proposal request must be approved prior to the Hearing Officer's Hearing. At this time the developer's engineer has not submitted a waiver / fee in lieu proposal request.
6. The proposed open space needs to be clearly delineated (with shading and / or hatching) 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 on all sheets. 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).
7. Provide information on the timing / schedule of the construction of proposed asphalt pathway(s) as it relates to the construction of the residential development.
8. 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.
9. 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.
10. 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."
11. Please provide details, model #, etc. on the open space(s), the proposed amenities and site features proposed within the open space areas to both the Pattern Book and Development Plan. Please provide an itemized cost estimate for those amenities to the Pattern Book and Development Plan.
12. 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 including the proposed asphalt pathway shown on the development plan shall be the responsibility of the developer.

13. Proposed Private HOA Open Space areas:

- a. Private HOA Open Space Area 1 – Please explore extending / connecting proposed Asphalt Pathway onsite via public sidewalk along Randall Avenue to Ridge Road. Explore Looping Asphalt Pathway onsite within Private Open Space Area 1.
- b. Private HOA Open Space Area 2 – Please address the proposed storm drain(s) (utility)(s) located within Private HOA Open Space Area 2 behind Lots 1 thru 14 and the two proposed Stormwater Management Facility(s).
- c. Private Open Space Area 3 – Please address the proposed storm drain(s) (utility)(s) located within Private HOA Open Space Area 3 behind Lots 60 thru 74 and the proposed Stormwater Management Facility(s). Please review and revise as necessary Private HOA Open Space Area #3. It appears there is an area of Forest Buffer located within Private HOA Open Space #3 and it is my understanding that DEPS does not allow Open Space within a Forest Buffer. Please provide necessary documentation that Private HOA Open Space Area 3 meets the Open Space requirements.
- d. Private Open Space Area 4 – Please address the proposed storm drain(s) (utility)(s) located within Private HOA Open Space Area 4 behind Lots 15 thru 23 and the two proposed Stormwater Management Facility(s). Please provide necessary documentation that Private HOA Open Space Area 4 meets the Open Space requirements.
- e. Need to address accessibility and grading within all Private HOA Open Space Areas.
- f. Since the proposed asphalt pathways located throughout the development including areas labeled “Reserved for Future Use” are part of the overall design of the open space and recreational system, they shall be recorded on the record plats with bearing, distance and areas.

14. Please explore proposed pathway signage at the connection(s) between the proposed development and the public rights-of-ways.

15. Please clarify, label and provide detail(s) for the proposed pathways as asphalt, throughout the development.

16. Did not receive a copy of the Pattern Book with the Development Plan submission. Therefore, did not review. Please provide a copy of the current Pattern Book.

17. How does the owner of Lot # 50, access and maintain the portion of his lot below the retaining wall?

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
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