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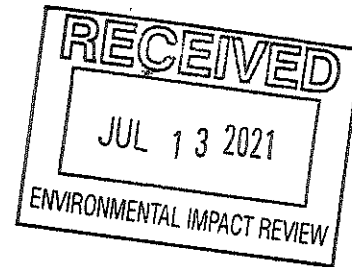


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July 12, 2021

Mr. David Lykens
Baltimore County Environmental
Protection & Sustainability
111 W. Chesapeake Ave, Room 319
Towson, Maryland 21204



RE: Southern Crossroads

Dear Mr Lykens,

Thank you and your staff for the review and comment on the Forest Buffer Variance, Forest Conservation Special Variance and the Alternative Analysis for the referenced project. These requests were made to obtain specific approval for development plan elements associated with the first phase of a multi-phase project. Per your 6/17/21 comment letter, it was indicated that additional information about the future site layout was required to allow the Department to adequately review and assess the submissions.

To meet that request we have updated the plans and applications to show the proposed layout and requested relief areas for the current and future phases of the project. Though the anticipated limit of disturbance is fixed based on site constraints and development goals, the development footprint within the shown LOD may be revised for the future phases and the site plans and community needs are finalized.

The goal of these plans is to provide DEPS with the additional information requested but to retain some flexibility in the ultimate site design and use. The particular use of the commercial portions of the site will be driven by many factors and therefore the applicant cannot reasonably commit to the final users and detailed layout for that portion of the property at this time. The applicant is able to define the ultimate development footprint through the establishment of the Forest Buffer Easements and Forest Conservation Easement shown on the attached plans.

Thank you, again, for your time and efforts in reviewing this project. Please do not hesitate to contact me if you have any further questions.

Sincerely yours,


John Canoles

Enc.

cc: file
Mr. David Gildea; SGS
Mr. Brandon Rowe; Bohler
Mr. Mark Levy; H & H