

Timothy Kotroco, Director
Department of Permits and
Development Management

6. Site-specific comments:

- A. Use arrows to show the existing ROW in Old Court Road and to show the limits of the Highway Widening area. If the widening area is continuous, please label as Highway Widening Area (0.025 AC).

BALTIMORE COUNTY,
MARYLAND

Subject: Development Plan Conference Comments

Date: November 17, 2010

From: Development Plans Review

Project Name: Ridge at Old Court

Project Number: 03-490

Zoning: DR-1

Location: 2801 Old Court Road

Districts: Elec. 03 Counc. 2

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 6 units is 6,000sf or 0.14 acres +/-; 3,900sf Active and 2,100sf Passive.
2. The Open Space notes are acceptable as shown.
3. Both the bill and open space manual provide for a fee to be paid instead of dedicating the land. Although this provision is not automatic, it is appropriate for this site. Please refer to the updated LOS manual, Section III.H for specific requirements and standards for open space waivers.
4. **The developer's engineer has submitted a waiver request. The waiver request has been approved. The approval letter is required at the Hearing Officer's Hearing.**

Important Waiver Information Please Read:

Payment of the fee is due prior to the recordation of the record plat. The waiver request will be processed prior to the Hearing Officer's Hearing. **The developer must forward a copy of the receipt of payment from the Baltimore**

County Office of Budget and Finance to the Department of Recreation and Parks prior to submitting record plat mylars for signature.

Fee information is based on figures established by the County Administrative Officer as adopted by Resolutions 63-00, 58-06 & Bill No. 14-05. The fee due will be the current fee in effect at the time that the Local Open Space Waiver Request Form together with the Development Plan are submitted by the developer/engineer and approved by the Department of Recreation and Parks.

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



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

Beverley K. Swaim-Staley, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

November 17, 2010

Ms. Colleen M. Kelly,
Development Manager
Department of Permits and
Development Management
County Office Building
Room 105
Towson, Maryland 21204

RE: Baltimore County
MD 133 (Old Court Road)
East of Greenspring Avenue
PDM No. : 03-490
2801 Old Court Road Property
Development Plan
Mile Post 2.09

Dear Ms. Kelly:

Thank you for the opportunity to review the development plan associated with 2801 Old Court Road (The Ridge at Old Court Road) property, which was received on November 1, 2010. We understand that this submission illustrates a proposal to create a residential subdivision consisting of six (6) single family dwelling sites with infrastructure improvements on 8.09 acre tract.

We have completed our review of the development plan. The following comments are offered for your consideration:

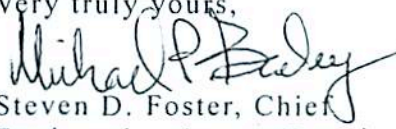
- The subject property is adjacent to MD 133(Old Court Road), a secondary State highway, undivided two lane section. The State Highway Location Reference Guide indicates that MD 133 (Old Court Road) has a functional classification of urban minor arterial and the Annual Average Daily Traffic (AADT) volume is 6,311 vehicle trips per day at the subject location.
- We note that access to the property is proposed via a twenty-eight feet (28') wide full movement entrance (Blossom Court) as shown on the plan. The proposed improvement is subject to the rules and regulations of the State Highway Administration (SHA). At a minimum an SHA Access Permit is required to construct improvements within the MD 133 right-of-way. The extent of improvements will be determined after SHA internal review.
- The applicant's engineer may be required to provide a sight line profile consistent with SHA requirements for intersection sight distance and stopping sight distance.
- A hydraulic analysis is required.
- A historical and archeological review will be conducted by our Office of Planning and Preliminary Engineering.

My telephone number/toll-free number is _____
Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Ms. Colleen M. Kelly
PDM 09-490
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In conclusion: The State Highway Administration request that Baltimore County required the above as a condition of development plan approval for 2801 Old Court RD (The Ridge at Old Court) PDM No 03-490.

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 (mbailey@sha.state.md.us). Thank you for your attention.

Very truly yours,

for¹ Steven D. Foster, Chief
Engineering Access Permits
Division

SDF/MB

Cc: Ms. Dianna Hines, Traffic Manager, SHA
Mr. Giti Dingle, Owner, Five M LLC
Mr. Dennis A. Kennedy, Supervisor, Development Plans Review, Baltimore County
Ms. Erin Kuhn, ADE-Traffic, SHA
Mr. Dave Malkowski, District Engineer, SHA
Mr. Mostafa Izadi, Engineer, Advanced Engineering Consultants, P.C.
Mr. Eric Tombs, Traffic Manager, SHA

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DEVELOPMENT PLAN COMMENTS

Project Name: Ridge at Old Court
Project Location: 2801 Old Court Road
Date of Meeting: November 17, 2010
Reviewer(s): J. Russo

ENVIRONMENTAL IMPACT REVIEW

- _____ The following requirements have not been provided and/or approved:
- _____ A Wetlands Delineation Report.
 - _____ A steep slopes and soils analysis.
 - _____ A variance in accordance with Section 33-3-106.
 - _____ An alternatives analysis in accordance with Section 33-3-112.
 - _____ A Forest Stand Delineation.
 - _____ A Forest Conservation Worksheet.
 - _____ A Preliminary Forest Conservation Plan.
 - _____ A Forest Retention Investigation Report.
 - _____ A findings Plan.
- _____ The Development Plan cannot be approved by EIR until such time as the requirements indicated above have been met.
- X_____ The following corrections must be made to the Development Plan prior to approval (**see additional comments**):
- _____ The Forest Buffer and/or Forest Conservation area must be labeled as an Easement or Reservation.

DEVELOPMENT PLAN COMMENTS

Project Name: Ridge at Old Court

Date of Meeting: 11/17/10

- A Forest Buffer and/or Forest Conservation Access Easement must be provided. The access should be labeled "Baltimore County Access Easement".
- Add the standard Forest Buffer and/or Forest Conservation Easement or Reservation notes.
- Show a building setback of 35 feet from the Forest Buffer and/or Forest Conservation area.
- Storm Water Management pond embankments must be at least 15 feet from Forest Buffer and Forest Conservation areas.
- Show existing wells, septic systems and underground storage tanks; if there are none, add a note indicating that there are none.
- The Forest Buffer/Conservation building setback must be adjusted.
- The Development Plan is approved as submitted.
- 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.
- The Forest Buffer and/or Forest Conservation area must be recorded as an Easement or a Reservation.
- An Environmental Agreement (EA) must be submitted prior to building or grading permits.

DEVELOPMENT PLAN COMMENTS

Project Name: Ridge at Old Court

Date of Meeting: 11/17/10

X EIR needs to review the following plans during Phase II:

X Grading and Sediment Control Plans.

_____ Storm Water Management and Water Quality Plans for:

_____ Suitable outfall.

_____ Planting Plans.

_____ Culvert plans to ensure maintenance of fish passage and minimization of disturbance.

_____ Final mitigation plans (must be reviewed and approved prior to Grading Plan approval and be included in the Grading Plan.).

_____ Restoration plans.

X Final Forest Conservation Plan.

X Additional Comments:

1. Revise the Development Plan to show the correct limit of existing forest as shown on the approved Forest Stand Delineation and preliminary Forest Conservation Plan (FCP).
2. Revise general note #16 to indicate the FSD was approved by DEPRM on 11/16/09.
3. Revise general note #17 to indicate the steep slopes & erodible soils analysis was approved by DEPRM on 5/27/10.
4. Add a general note to indicate a Forest Retention Investigation Report (FRIR) and preliminary Forest Conservation Plan was approved by DEPRM on 9/30/10.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

TO: Jeff Livingston, Development Coordination

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

DATE: November 8, 2009

SUBJECT: Project Name: The Ridge at Old Court (aka 2801 Old Court Road)
Plan Type: Development Plan

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

| Comments | Date Resolved | Reviewer |
|---|---------------|----------|
| 1. The proposed development will be served by public water and sewer. | | |
| 2. Prior to approval of a Record Plat, the existing sewage disposal system must be properly abandoned and backfilled by a licensed sewage disposal contractor and a report of the abandonment submitted to this office. | | |
| 3. Prior to approval of a Record Plat, the existing underground fuel storage tank must be pumped and removed by a certified contractor. | | |

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

DEVELOPMENT PLAN COMMENTS
Project I.D. A097483
The Ridge at Old Court
2801 Old Court Road
November 17, 2010 @ 9:00 am
Robert T. Wood, Jr. Assignee

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 to existing systems must be shown on final grading plan.

DEVELOPMENT PLAN COMMENTS

Project I.D. A097483

The Ridge at Old Court

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.

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.

DEVELOPMENT PLAN COMMENTS
Project I.D. A097483
The Ridge at Old Court

- 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 T. Wood, Jr.

November 17, 2010

c: R. Alexander Wirth, PE

DEVELOPMENT PLAN COMMENTS
Project I.D. A097483
The Ridge at Old Court
2801 Old Court Road
November 17, 2010 @ 9:00 am
Robert T. Wood, Jr. Assignee

STORM WATER 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 Storm Water 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 Storm Water Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the County before Development Plan approval is given.
- C. Conditions for recording plats and granting 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 to construction.

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 (Q_f) 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. Storm water management facilities are also subject to review and approval by the Baltimore County Soil Conservation District.
- E. Storm water management facilities 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 and the Department of Environmental Protection and Resource Management.
- 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.

DEVELOPMENT PLAN COMMENTS
Project I.D. A097483
The Ridge at Old Court

G. Refer to Chapter 5.0 Stormwater 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. Storm water management facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of the Department of Environmental Protection and Resource Management:

- (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) Storm water management facility is enclosed in a reservation shown on the record plat to allow the facility to be deeded in-fee to Baltimore County.

B. Private maintenance of SWM facilities is acceptable. A Deed of Declaration and Easement must be executed by the developer guaranteeing maintenance of and County access to SWM facilities before SWM permit security may be released. Storm water management facilities 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.
- 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.

DEVELOPMENT PLAN COMMENTS

Project I.D. A097483

The Ridge at Old Court

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 to address these site-specific comments, which are listed as follows:

- A. Water quality volume (WQ_v), Recharge storage volume (Re_v), Channel protection volume (Cp_v) are required.
- B. Extreme flood volume (Qf) is 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_v 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 stormwater management requirements that Baltimore County adopted on July 2, 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 III or IV waters. Maximum release time for Cp_{v shall} be 12 hours.
- J. 3:1 interior slopes are required for all proposed stormwater management facilities.
- K. This project does not meet Baltimore County Code Development plan at this time.
- L. Submit revised computations for revised layout.

November 15, 2010

Robert T. Wood, Jr.

c: R. Alexander Wirth, PE

cpc/dpc.swm old regs

BALTIMORE COUNTY, MARYLAND
DEVELOPMENT PLAN CONFERENCE

SUBJECT: DEVELOPMENT PLAN COMMENTS

DPC DATE: 11/17/10
9 a.m., Room 123

FROM: PDM - ZONING REVIEW

PROJECT NAME: The Ridge at Old Court fka 2801 Old Court RD

PLAN DATE: 10/12/10

LOCATION: 2801 Old Court RD

DISTRICT: 3C2

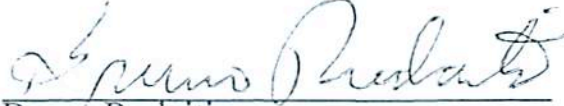
PROPOSAL: 6 SFDs

ZONING: DR-1

Staff has reviewed the plan at this level of detail and with the exception of comments # 1-3 has been found to be in general compliance with the Baltimore County Zoning Regulations (BCZR). The following additional advisory comments are generalized for the development 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 final 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. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. Only if necessary, will the following comments be up-dated and/or supplemented during review of the zoning final development plan.

1. Change General Note #24 on the plan to read: "Maximum building height in a DR-1 zone is 50 feet".
2. Correct map reference number under General Note #4 to ~~069A2~~. ~~068C2~~ & ~~068C3~~.
3. Correct existing zone reference under Site Data to read DR-1.

Final zoning approval is contingent first upon all plan comments being addressed on the development plan; secondly upon the final resolution of all comments; thirdly the outcome of any requested zoning hearings; and finally upon the inclusion of the Final Development Plan (FDP) checklist requirements and all notes and details specified above being included on the FDP.


Bruno Rudaitis
Zoning Review



Baltimore County
Fire Department

Office of the Fire Marshal
700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4880

County Office Building, Room 123
Mail Stop #1105
111 West Chesapeake Avenue
Towson, Maryland 21204

November 9, 2010

ATTENTION: Colleen Kelly
DPC 11-17-2010

PDM Number: 03-490
The Ridge at Old Court

A crusher run road for **access to buildings** capable of handling emergency apparatus weighing 70,000 lbs. **and required water supplies**, shall be available for the use by emergency fire apparatus and when construction of any building is under roof, in accordance with the Baltimore County Fire Prevention Code. Standard cul-de-sacs/**turnaround** designs and **roadway radii** shall be to the following minimum apparatus requirements:

- Inside turning radius 35 ft.
- Overall vehicle length 49 ft.
- Overall vehicle width 9 ft. 8 in.

Fire mains shall be a minimum of 8 inches diameter.

Lt. Jimmie D. Mezick
Fire Marshal's Office
410-887-4880
MS-1102F

cc: File





**Old Court / Greenspring
Improvement Association, Inc.**

Ronald Diener, President
Erika Schon, Vice-President
Larry Carton, Secretary
Karen Teplitzky, Treasurer

Larry Carton
3004 Old Court RD
Pikesville, Md 21208-3313

410-486-6420 HM
410-484-8184 Fax

Nov. 16, 2010

TO WHOM IT MAY CONCERN:

Sirs,
I am secretary for the Old Court / Greenspring Improvement Association (OCGS). I have permission to speak for the Association on zoning issues and other related matters.

OCGS does not believe the development planned for 2801 Old Court Road is appropriate for the site for the following reasons:

1. We do not believe the proposed drainage for this site is adequate for 6 houses based on topography. We believe that properties both north and south of the site will be strained to handle the flow of rain water during any severe storm. If permission is granted for the site to be developed as shown in the current plans, adequate bond should be required for a long term period to provide relief to affected homeowners should drainage prove to be inadequate.
2. Old Court Road has been designated both a "Scenic Road" by Baltimore County and a "Scenic Byway" by the State. The majority of the houses built along this section of Old Court Road were built when minimum lot size requirements were still in effect. That is, one house per acre for DR-1.

OCGS states that if 6 homes are built on the small sized lots necessary to accommodate 6 large homes today (with DR-1 but no lot size restrictions), the new configuration will not be appropriate or compatible with nearby housing and it violates the requirements of the County "Scenic Road" definition and the State "Scenic Byway" definition.

For these reasons, OCGS asks that the DPC not approve the proposed development as it is currently submitted.

Thank you.

Larry Carton, Secretary OCGS