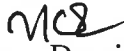


BALTIMORE COUNTY, MARYLAND

SUBJECT: Concept Plan Review Comments
For April 10, 2018

DATE: April 10, 2018

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

<p>PROJECT NAME: HIDDEN WATERS</p> <p>P.A.I. NO.: 03-0517</p> <p>LOCATION: OLD COURT ROAD</p> <p>DISTRICT: 3C2</p>
--

We reviewed the subject plans dated March 9, 2018 and have the following comments.

LANDSCAPE COMMENTS:

1. Schematic Landscape Plan 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. 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*.
2. All streets in this subdivision shall be improved with a 28-foot curb and gutter cross-section on a 50-foot right-of-way and shall be the Developer's full responsibility.
3. Old Court Road, Maryland Route 133, 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.
4. Show all adjacent property owners with tax account numbers.

5. Public Works strongly recommend that the proposed 'Court A' be relocated to be across from Paladia Way.
6. Clearly label and reference with drawing numbers and pipe sizes all existing public and private utilities.
7. The developer shall provide information about how the sewer service will be provided before a capacity evaluation can be performed.
8. Permission to have a pressure sewer on your site and to utilize the existing pressure sewer in Old Court Road must be obtained from the Director of Public Works. In accordance with the Grinder Pumps/Low Pressure Systems Policy, written approval for the use of grinder pumps will be given only if the developer can demonstrate that service by gravity is not feasible.
9. Verify that the existing pressure sewer has adequate capacity to accommodate the projected flows.
10. Steep slopes are shown on the plan. Be advised that any building on steep slopes may be a violation of Code Section 32-4-415 and would require a steep slope analysis performed by a Professional Engineer.
11. The Developer must furnish the *Bureau of Development Plans Review* with a *floodplain study* prepared by and sealed by a Professional Engineer. Label the 100-Year Floodplain Reservation/Easement, "To be dedicated to Baltimore County."
12. Prior to development plan approval, Development Plans Review (DPR, 410-887-3751) shall be contacted to schedule a field visit.
13. A Noise Assessment study will be required if the plan proposes construction on residential building lots which lie adjacent to and within 500-feet from the edge of paving of Interstate (695).

* * * * *

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

VKD: mlv
cc: file

CONCEPT PLAN CONFERENCE COMMENTS

EPS Project ID: A000519

Project: Hidden Waters

Address/Location: Old Court Road

Date & Time: April 10, 2018 @ 10:00 am

Assignee: Tony Okechukwu Ezirike, P.E.

STORMWATER 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 Stormwater Management Act of 2007:

- 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 Stormwater Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the Department before Development Plan approval is given.
- C. The Concept SWM plan must be approved by EPS before Development Plan approval.
- D. Conditions for recording plats and approving 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.

2. General Engineering Requirements:

- A. Water quality storage volume (WQ_v), Recharge Storage Volume (Re_v) and Channel Protection Volume (Cp_v) are to be addressed using Environmental Site Design to the maximum extent practicable. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, Extreme Flood Protection (Qf) or 100 year peak management may also be required.
- B. Please refer to the 2000 Maryland Stormwater Design Manual, Volumes I & II including the Stormwater Act of 2007 revisions, chapters on Environmental Site Design for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55. After August 2010, project must use the latest NRCS Soil Classification at their website. Refer to Chapter 5, Environmental Site Design. Provide Environmental Site Design (ESD) to the maximum extent practicable using small-scale stormwater management practices, non-structural techniques and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water quality.
- C. The developer is responsible for addressing all applicable requirements of Federal, State and Local agencies, whether within or outside of Baltimore County, having jurisdiction over water quality, streams or wetlands.
- D. SWM Best Management Practices (BMP's) are also subject to review and approval by the Baltimore County Soil Conservation District (SCD).

CONCEPT PLAN CONFERENCE COMMENTS
EPS Project ID: A00519
Project: Hidden Waters

- E. SWM BMP's, which outfall to a Baltimore County right of way storm drain system or flood plain, will be reviewed concurrently by the Developers Plan Review (PAI) and EPS.
- F. Site design must maintain, to the maximum extent possible, predevelopment drainage patterns and characteristics. Diversion of drainage is discouraged and EPS reserves the right to prohibit drainage diversions it finds detrimental.

3. Maintenance Requirements:

- A. Private maintenance of SWM BMP's is acceptable. A Deed of Declaration and Easement must be executed by the developer guaranteeing maintenance of, and County access to SWM BMP's before the SWM permit security may be released. SWM BMP's in residential subdivisions are to be maintained privately by a Homeowners Association and 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's) on the Development Plan. Concept stormwater management plans must be approved.
- 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 Sustainability (EPS).
- C. Show that the BMP facilities do not create a hazard. An example of a hazard would be an embankment dam located such that, in the event of a breach failure, down stream life or property is endangered.
- D. List on the Development Plan any waiver or variance and give the date of approval by Baltimore County.

CONCEPT PLAN CONFERENCE COMMENTS
EPS Project ID: A000519
Project: Hidden Waters

5. Site - Specific Comments:

In addition to the above, each project will be given a brief review by EPS's Stormwater Management personnel, and a set of specific comments will be provided. The developer is responsible for addressing the following site-specific comments:

- A. Water quality volume (WQ_v), Recharge storage volume (Re_v), Channel protection volume (Cp_v) are required using ESD to the MEP.
- B. Overbank flood protection volume (Qp) and extreme flood volume (Qf) are also 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 and ESD volume computations 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, ESD plans are approved.
- F. This project is subject to the stormwater management requirements that Baltimore County adopted on July 2, 2001 and revised under the 2007 MDE SWM regulations for Environmental Site Design (ESD) features.
- G. BMP and ESD sizing computations must be referenced to the 2000 and 2007 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; on use III or IV waters, the maximum release time for Cp_v shall be 12 hours.
- J. 3:1 interior slopes are required for all proposed structural stormwater management facilities.
- K. Show proposed storm drains and swales to verify how proposed runoff gets to the BMP's, ESD's and SWM facilities. Swales needed as part of the SWM strategy need to be within a D&U Easement so as to be able to enforce that their operation will be maintained.
- L. Show proposed BMP facility or pond contours and outfalls.
- M. Show all BMP locations, easements, etc. needed to support the computations and regulations.
- N. Diversion of drainage is discouraged. Diversions greater than 1 acre need to be submitted to and approved by Baltimore County Department of Public Works (DPW) prior to acceptance by EPS.
- O. ESD practices must be shown in easements on plan with bearings and distances.
- P. This project **does not** meet the Baltimore County Code Development Plan requirements at this time.

c: James A. Markle, P.E.

April 9, 2018

CONCEPT PLAN CONFERENCE COMMENTS

EPS Project ID: A000519

Project: Hidden Waters

Address/Location: Old Court Road

Date & Time: April 10, 2018 @ 10:00 am

Assignee: Tony Okechukwu Ezirike, P.E.

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 Sustainability (EPS).
- 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 (SCD) 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 EPS 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 requirements described above. Such sites may qualify for the use of sediment control plan measures found under the Soil Conservation District "Standard Plan". 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. Upon such approval, plans are then returned to the Department of Environmental Protection and Sustainability 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. 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 stormwater management hydrology. Refer to Baltimore County Code Title 14, Article VI.

CONCEPT PLAN CONFERENCE COMMENTS
EPS Project ID: A000519
Project: Hidden Waters

- 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 stormwater management ponds should be used as temporary sediment basins unless prohibited as such by the Stormwater Management 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 EPS. 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.
- 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 & Sustainability.

4. Site Specific Comments:

- A. Refer to the preceding pages for general requirements.

April 9, 2018

c: James A. Markle, P.E.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY

CONCEPT PLAN COMMENTS

Project Name: Hidden Waters
Project Location: Old Court Road at Paladia Way
Date of Meeting: April 10, 2018
Watershed: Jones Falls (Use III)
Reviewer(s): Glenn Shaffer

ENVIRONMENTAL IMPACT REVIEW

- X This project must conform to the requirements of Article 33, Section 33-3-101 through Section 33-3-120 of the Baltimore County Code: Law for the Protection of Water Quality, Streams, Wetlands and Floodplains. The following must be approved by this Department prior to submitting the Development Plan:
- X Add the standard Forest Buffer and/or Forest Conservation Easement notes to the plan.
- X A Forest Buffer and/or Forest Conservation Access Easement approved by EIR staff must be provided. The access should be labeled “Baltimore County Access Easement”.
- X A building setback of 35 feet must be applied from the Forest Buffer and/or Forest Conservation areas.
- X Storm Water Management pond embankments must be at least 15 feet from Forest Buffer and/or Forest Conservation areas.
- X In accordance with Article 33, Section 33-3-112(c) of the Baltimore County Code, an alternatives analysis must be provided for any stormwater management facilities, roads, utilities and/or grading proposed in the Forest Buffer.

X 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.

X This site is subject to the Baltimore County Forest Conservation Law. The following must be submitted to, and be approved by EIR prior to Development Plan submittal:

X A Forest Conservation Worksheet.

X A Preliminary Forest Conservation Plan.

X A Special Variance to remove specimen trees

X The Forest Buffer and/or Forest Conservation areas must be recorded as Easements.

X An Environmental Agreement (EA) must be submitted prior to building or grading permits.

X An Environmental Effects Report and a Hydrogeological Study must be submitted with the Development Plan.

X Any existing wells, septic systems, and underground storage tanks on-site must be shown on the Development Plan; if there are none, a note must be added to the plan.

X Additional Comments:

1. A note must be on the development plan and all plans and plats for this development stating:

“A variance was granted by the Baltimore County Department of Environmental Protection and Sustainability on September 18, 2017 from the Law for the Protection of Water Quality, Streams, Wetlands and Floodplains. The Forest Buffer Easement shown hereon is reflective of the fact that this variance was granted. Conditions were placed on this variance to reduce water quality impacts including installation of signs and monuments as well as seeding of a diverse native mix of grasses and herbaceous plants prior to site grading.”

2. Any tree planting required to meet the Forest Conservation Law shall occur in and adjacent to the Forest Buffer Easement.
3. Applicable conditions of any alternatives analysis approval must be reflected on the development plan.

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: 4/03/18

TO: Jeff Livingston, Development Coordination
Department of Environmental Protection & Sustainability

FROM: Allison Diviney, L.E.H.S., Ground Water Management
Department of Environmental Protection & Sustainability

SUBJECT: Project Name: Hidden Waters
Plan Type: Concept Plan Conference
Plan Date: 03/09/18

Ground Water Management has no comments on the above referenced plan.

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

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE MEMORANDUM

TO: Arnold Jablon
Deputy Administrative Officer and
Director of Permits, Approvals and Inspections

DATE: 4/10/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: CONCEPT PLAN CONFERENCE
Project Name: Hidden Waters
PAI #III-517

GENERAL INFORMATION:

Applicant Name: Bozzuto Homes, Inc.
Attn: Jennifer Langford
6406 Ivy Lane Ste 700
Greenbelt, MD 20770

Location: Old Court Road

Council District: Second

Growth Tier: I

Zoning: DR 1

Acres: 24.40 ± acres

Surrounding Zoning and Land Use:

North:	DR 1	I-695
South:	DR 1	Residential Single Family Detached
East:	DR 1	Residential Single Family Detached
West:	DR 1	Vacant/Agricultural Use

Project Proposal:

The project is proposing 24 single family detached dwellings on 24.40 ± acres of DR 1 zoned land, situated on Old Court Road, which is a Baltimore County Designated Scenic Route. There are currently no improvements on the site.

Other Anticipated Actions and Additional Review Items:

- | | | |
|--|--|--|
| <input type="checkbox"/> Variance | <input type="checkbox"/> Complete Streets* | <input checked="" type="checkbox"/> School Impact Analysis |
| <input type="checkbox"/> Special Exception | <input checked="" type="checkbox"/> Scenic Route | <input type="checkbox"/> PUD |
| <input type="checkbox"/> Special Hearing | <input type="checkbox"/> Compatibility | <input type="checkbox"/> Design Review Panel |
| <input type="checkbox"/> RTA Modification | <input checked="" type="checkbox"/> Section 260 Standards* | <input type="checkbox"/> Referral to Planning Board |
| <input type="checkbox"/> Waiver | <input checked="" type="checkbox"/> Pattern Book* | <input type="checkbox"/> Other |

* Information about the requirements for these items is located on the Baltimore County web page at www.baltimorecountymd.gov/devrev

PARTIES TO BE NOTIFIED BY APPLICANT

1. All adjacent property owners.
2. The community associations listed below:

Ms. Maxine Siedman, President
The Pikesville-Greenspring Community
Coalition, Inc.
6601 Chelwood Road
Baltimore, MD 21209
Email: mseidman@playkeepers.com

Mr. Mike Pierce, Executive Director
Pikesville Communities Corporation
7448 Bradshaw Road
Kingsville, MD 21087
Phone: 410-817-4795
Email: mpierce1@aol.com

Ms. Jessica Normington, Executive Director
Pikesville Chamber of Commerce
7 Church Lane, Suite 6
Pikesville, MD 21208
Phone: 410-484-2337
Email: infor@pikesvillechamber.org

MEETINGS

Concept Plan Conference:	4/10/2018	Community Input Meeting:
Development Plan Conference:		Administrative Law Judge's Hearing:

ANALYSIS

Master Plan:

The *Master Plan 2020* "Land Management Area Plan" designation for the subject site is Community Conservation Area. The "Proposed Land Use, Baltimore County Smart Coded" designation is T3 Sub-Urban. The Community Plan is the Greenspring-East Pikesville Community Action Plan: 2010 Update, which was adopted on February 11, 2011 having a focus on ensuring all new development in the plan area is compatible with the existing communities.

Conformance with Pedestrian & Bicycle Access Plan:

This site is located within the Western Baltimore County Pedestrian & Bicycle Access Plan. Old Court Road is an unimproved bicycle route with bicycle route signs recommended as improvements. Future road widening should provide for a bike lane or side path as per the plan.

School Impact:

This development is subject to Section 32-6-103 of the Baltimore County Code, Adequate Public Facilities. A school impact analysis is required with development plan submittal. Information is available at the following web site:

www.baltimorecountymd.gov/Agencies/planning/devrevandlanduse/adequatepublicschoolfacilities.html

The proposal is within the boundaries of the following schools:

Fort Garrison Elementary School
Pikesville Middle School
Pikesville High School

EVALUATION AND RECOMMENDATION

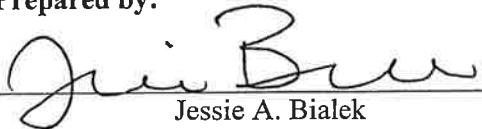
The receipt of additional information from the Community Input Meeting or other sources may generate further comments at the Development Plan Conference.

1. **Residential Performance Standards:** The Baltimore County Zoning Regulations (BCZR) § 260 requires the Director of the Department of Planning to make a finding to the Hearing Officer for all residential development of four lots or more in Baltimore County that is located within the Urban/Rural Demarcation Line.
The Department of Planning has not received a pattern book as of 4/3/2018.
2. **Additional Comments on the Plan:**
 - a. The development is located on Old Court Road which is designated as a Baltimore County Scenic Route. The route presents a broad vista extending beyond the road edge at this location and is regarded as "expansive" as that term is defined within the Comprehensive Manual of Development Policies (CMDP pg.177). The CMDP states "*designating scenic protection adds aesthetic-based standards to these resource-based ones, and makes the goal of preserving views from scenic routes explicit.*" (CMDP pg.175). The Master Plan 2020 confirms that the "*preservation and enhancement of scenic resources is an essential component contributing to the*

quality of life of residents." (MP2020 pg.99). The plan layout must be reworked to be more responsive to the design guidelines for scenic views established in the CMDP. The Department does not support the installation of a vegetative curtain obscuring the scenic view that also abruptly disrupts the visual experience of the traveler. The Department strongly opposes the uncharacteristic orientation of the rear facades onto the public road. The design should propose a clustered arraignment of the dwellings, presenting their front facades to the scenic route. Said dwellings fronting on Old Court should share common driveways thereby minimizing driveway access onto the scenic route or access in the rear from a single interior drive. The houses should be screened by naturalistic groupings of native trees and shrubs to create a "focused" view from the travel way that gradually transitions back into the expansive view offered by the adjacent protected land to the southwest.

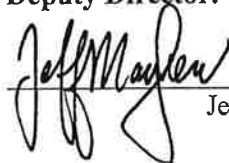
- b. The plan layout must provide vehicular connectivity via the existing Eden Roc Way at the northeastern tract boundary. By incorporating this connection design options that more successfully address the scenic route may become available.
- c. The Department of Planning will not support a front orientation that faces the rears of other units (Lot 1). As per § 260.2.C of the BCZR, panhandle lots are not permitted as a matter of right. Panhandles must conform to § 32-4-409 of the Baltimore County Code and to the standards in the Comprehensive Manual of Development Policies. Panhandle lots are not permitted in the Middle River area, as defined in Bill 59-07, or in the Greenspring-East Pikesville area, as described in Resolution 20-11, unless each lot has a minimum size of two acres. Reconfigure the plan to avoid this condition.
- d. The plan should provide for more centralized open space and or HOA public space.
- e. Identify all high visibility lots with a note on the plan and in any pattern book submissions.
- f. Provide details of all proposed signage.

Prepared by:



Jessie A. Bialek

Deputy Director:



Jeff Mayhew

AVA/JM/JAB/LTM

**BALTIMORE COUNTY,
MARYLAND**

Subject: Concept Plan Conference Comments

Date: April 4, 2018

From: Department of Recreation and Parks

Project Name: Hidden Waters

Project Number: 03-0517

Zoning: DR-1

Location: Northside of Old Court Road across from Paladia Way

Districts: Elec. 3rd Counc. 2nd

Open Space 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 and the Baltimore County Local Open Space Manual, as adopted by the Baltimore County Council on February 22, 2000.

Open Space is required for this development.

The following are site/plan specific comments:

1. The Open Space required for 24 proposed units is 24,000sf or 0.55 acres +/-.
2. The submitted plans need to address open space per Bill No. 73-16 and 83-16. 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).

Baltimore County Master Plan Designated Greenway Comments:

1. No Master Plan designated Greenways are affected by this development and the submitted plans need to address this.

Bureau of Development Plans Review for
Department of Recreation and Parks
111 West Chesapeake Avenue, Room 119
Towson, Maryland 21204

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Arnold Jablon
Department of Permits
Approvals and Inspections
Attn: Patrick B. Williams

DATE: April 10, 2018

FROM: LaChelle Imwiko *LWI*
Real Estate Compliance

SUBJECT: Hidden Waters
PAI #03-0517

A review of the concept plan for the above referenced project results in the following comments. These comments are advisory in nature.

1. Offsite rights-of-way and easements must be acquired prior to record plat approval.
2. When necessary, access easements, approved by DEPS, should be shown for storm water management facilities, forest buffers, etc.
3. Please label, and provide deed references, for all existing Baltimore County easements and publicly owned areas on the plan.
4. Please label all proposed easements and publicly owned areas on the plan, and provide a Dedication Table that includes the type of conveyance, quantity of each, and total area to be conveyed.
5. Please delineate and label required dedications for highway purposes as "Highway Widening Area", not "Future", "Proposed" or "Ultimate" regardless of whether or not highway improvements will actually be required as part of the development. New roads within the development, if public, should be labeled as such and included in the Dedication Table as "Highway Right-of-Way."
6. Please label with deed references and provide dimensions for any private easements and/or rights-of-way that exist on the property.

Arnold Jablon, Director
Department of Permits
Approvals and Inspections

7. Site-specific comments:

- a. Add a dedication table to the plan.

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS

CPC DATE: 04/10/2018
09:00 a.m., Room 123

FROM: PAI - ZONING REVIEW

PROJECT NAME: **Hidden Waters Property**

PAI# 03-0517

PLAN DATE: 3/9/2018

Enginr.: D.S. Thaler & Asso.

LOCATION: Old Court Road

DISTRICT: 3c2

PROPOSAL: 24 Single Family Dwellings

ZONING: DR1

A. The plan has been reviewed by the staff at this level and does not have sufficient information to check against the requirements per the Comprehensive Manual of Development Policies (CMDP) and with the Baltimore County Zoning Regulations (BCZR). The following comments are generalized for the Concept Plan and they **do not** identify all details and inherent technical zoning requirements necessary in order to determine final compliance with these regulations. The intent of the developer must be clear on the plan, including any previous and proposed zoning hearing requests. The following comments will be up-dated and, if necessary, supplemented when the following information has been updated and included on the plan:

1. Based on the plan submitted, this office offers no comments regarding the concept of creating 24 single family dwellings in a 24.96 gross acres of DR1 zoned land.
2. Single-family dwellings are listed as a permitted use as of right and as limited in DR1 zone subject to compliance with the BCZR, the CMDP and all zoning policies.
3. Note on the plan under the density calculation: "The property as shown on the plan has been held intact since _____. The developer's engineer has confirmed that no part of the gross area of this property as shown on the plan has ever been utilized, recorded or represented as density or area to support any off-site dwellings".
4. The following paragraph shall be noted on the **Development Plan** and the subsequent FDP: "This development plan is approved by the Director of PAI based on his interpretation of the Zoning Regulations that it complies with present policy, density, and bulk controls as they are delineated in the Regulations. Any part or parcel of this tract that has been utilized for density to support dwellings shown thereon shall not be further divided, subdivided, or developed for additional dwellings or any purpose other than that indicated presently on said plan. Utilization will have occurred when a building is constructed and transferred."

5. The proposed dwellings and development must comply with the standards listed in Section 260, (Performance Standards) of the BCZR. Pursuant to Subsection 260.1B of the BCZR, the Planning Department is responsible for performance standard review of a plan, for requiring the submittal of sufficient information and for submitting findings to ensure compliance with said performance standards. Contact the Planning Department for more information in regards to the above standards.
- B. The following comments are intended to address some of the future development plan issues:
1. **Zoning cases & variances:** List prior zoning cases and anticipated variances on the plan.
 2. **Setback Diagrams:** Add typical setback diagrams for the DR1 zone per § 1B01.2.C1.b of BCZR.
 3. **Proposed Road:** Provide road name when available.
 4. **Dimensions:** Clearly dimension all lot lines of proposed development with bearings and distances. Dimension distances between proposed dwellings, and buildings to property lines.
 5. **Existing Dwellings/Structures:** Note on the plan print and specifically confirm all buildings to be razed, when, and who will be responsible in the notes.
 6. **Basic Services Maps:** Note if the site is located in (or not located in) any deficient areas on the Basic Services Maps pursuant to Section 4A02, BCZR
 7. **House Numbers:** When available, add the house numbers for the proposed dwellings to the plan details.
 8. **Easements:** Identify all easements on the plan.
 9. **School Information:** Add the school district and school capacity information.
 10. **Watershed:** Add the watershed information to General Note.
 11. **Sewershed:** Add the sewershed information to General Note
 12. **Planning District:** Provide regional planning district information on the plan.
 13. **Revision Block:** Add a revision block and date all revisions.
 14. **Historic Site:** Indicate in the "Notes" whether the property is (or is not) an historic site or located within an historic district.
 15. **Signs:** Provide an engineering scale elevation on the plan of all existing and proposed freestanding signs, if any, in compliance with Section 450 of BCZR.
- C. Final zoning approval is contingent first upon all plan comments being addressed on the **Development Plan**; secondly upon the final resolution of all comments; the outcome of any requested zoning hearings, Modification of Standards, and Waivers, notes and details specified above being included on the Development Plan.



Aaron Tsui, Planner II, Zoning Review



STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor
Pete K. Rahn
Secretary
Gregory Slater
Administrator

April 3, 2018

9 APR '18 PM 3:36

Mr. Jan M. Cook
Development Manager
Development/Management/Permits
Inspections & Approvals
County Office Building-Room 123
111 West Chesapeake Avenue
Towson, MD 21204

Dear Mr. Cook:

Thank you for the opportunity to review the Concept Plan for the Hidden Waters residential development on Old Court Road (MD 133) in Baltimore County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the plan submittal listed below and is pleased to respond:

**Hidden Waters
Concept Plan
PAI No. 03-0517
County Tracking No. MAJ-2017-00009
SHA Tracking No. 18APBA008XX
MD 133 (Old Court Road) (north side) 200' west of Paladia Way
Mile Post 1.56
Baltimore County**

An access permit will be required for the proposed public street connection on MD 133 (Old Court Road) for this development that must be obtained from the District 4 Access Management Office. The MDOT SHA requests the opportunity to review a trip generation analysis to determine the extent of road improvements that will be needed to mitigate the traffic impact of this development. That submission can be made to Ms. Wendy Wolcott, 320 West Warren Road, Hunt Valley, MD 21030 to the attention of Richard Zeller. Please utilize the above SHA Tracking number when making this submission.

If there are any questions, please contact Mr. Richard Zeller at 410-229-2332, or toll free (in Maryland only) at 1-866-998-0367 (x2332), or via email at rzeller@sha.state.md.us

Mr. Jan M. Cook
Hidden Waters MD 133 (Old Court Road)
SHA Tracking No. 18APBA008XX
April 3, 2018
Page 2

Sincerely,



Wendy Wolcott, P.L.A.
Metropolitan District Engineer
Maryland Department of Transportation
State Highway Administration
District 4 - Baltimore and Harford Counties

cc: DS Thaler & Associates, LLC / 7115 Ambassador Road, P.O. Box 47428
Baltimore, MD 21244-7428
Bozzuto Homes, Inc. / 6406 Ivy Lane, Suite 700, Greenbelt, MD 20770
Mr. Vishnu Desai / 111 West Chesapeake Avenue, Towson, MD 21204
Ms. Dianna Hines, MDOT SHA District 4 Traffic
Mr. Michael Pasquariello, MDOT SHA District 4 Utilities
Mr. Andre Futrell, MDOT SHA District 4 Maintenance

KEVIN KAMENETZ
County Executive



KYRLE W. PREIS III, CHIEF
Fire Department

April 3, 2018

To: Patrick B. Williams
Permits, Approvals & Inspections

From: Don Muddiman, Inspector
Baltimore County Fire Marshal's Office
700 E. Joppa Road, 4th Floor
Towson, Maryland 21286
Office: 410-887-4880
E-Mail: dmuddiman@baltimorecountymd.gov

Type of Plan: **Concept Plan**
Project Name: **Hidden Waters**
Project Location: **Old Court Road**
PAI Number: **03-0517**
FD-R Number: **1184704**

Comments:

1. A crusher run road for access to any building shall be available for the use by emergency fire apparatus and capable of handling emergency apparatus weighing 70,000 lbs. when construction of any building is under roof, in accordance with the Baltimore County Fire Prevention Code, County Bill No. 3-17 Section 1: 16.4.3.1.3.
2. The fire department access roadway shall not be obstructed for emergency apparatus in any manner, including the parking of vehicles. Also any trees planted shall not be the type that would interfere with emergency apparatus access when they mature in accordance with the 2015 NFPA 1 Fire Code Section 18.2.4.1.
3. Need to provide the addresses for all twenty four proposed single family dwelling units on the development plan phase.
4. The minimum size for residential addresses shall be **3 inches** in accordance with the Baltimore County Fire Prevention Code, County Bill No. 3-17 Section 1:10.11.1.5.
5. Need to provide the street names for Roads "A & B on the development plan phase.
6. The street signage shall be installed when the first house is under roof at the request of the Baltimore County Fire Marshal's Office.
7. Need to identify the locations of all the proposed fire hydrants on the development plan phase.

Hidden Waters
April 3, 2018
Page 2

8. A separate building permit is required for the installation of a residential sprinkler system.
9. The sprinkler system must be inspected by the Baltimore County Fire Marshal's Office prior to taking occupancy.
(Sprinkler Hydro / Sprinkler Final)
10. Add the following comments 1, 2, 4, 6, 8 & 9 to the general note section of the development plan phase.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

DATE: April 6, 2018
TO: Patrick B. Williams
Project Manager
FROM: Joe Chmura
House Numbers and Road Names Section
SUBJECT: Hidden Waters
Concept Plan
PAI No. 03-0617

Court 'A'

Lot 2 - #2
Lot 1 - #4
South HOA reserve - #6
Lots 3 to 8 - #8 to 18
North HOA reserve - #20
Lots 9 to 12 - #22 to 28
Lots 16 to 13 - #21 to 27

Court 'B'

Lots 24 to 21 - #1 to 7
Lots 17 to 20 - #2 to 8

1. Submit 2 road names for approval and reservation by USPS.
2. Show address numbers and road names on plan at time of Development Conference.
3. Retain road ownership designations; i.e., public or private on subsequent plans.

Baltimore County Government
Permits Approvals and Inspections
Development Management



MEMORANDUM

To: Developers and Engineers

From: Jan M. Cook
Development Manager

RE: **BGE Agreements**

This is to inform you that later in the development process BGE will be providing you with agreements which must be executed by the appropriate parties, and returned to BGE prior to recordation of your final plat.

Failure to give these agreements your attention may delay recordation of your final plat (see Section 32-4-271 (e) of the Baltimore County Code) and may result in delays, inability, or increased costs to provide gas and electric service to your proposed development.

If by the Phase II development process, you do not receive a package from BGE containing these agreements, please contact Traffic Engineering at 410-887-3716.

Baltimore County Government
Permits Approvals and Inspections
Development Management



INTER-OFFICE MEMORANDUM

TO: To Whom It May Concern

FROM: Jan M. Cook
Development Manager

RE: **Extinguishment of Construction Loans and Benefit Assessments**

During the development process, this office forwards copies of concept plans, development plans, and record plats to the Department of Public Works Metropolitan District Financing, and Petitions Office. This office checks the plans and advises if there are any construction loans, or benefit assessments on the property.

The Metropolitan District Policies require all construction loans for projects of four or more lots be extinguished prior to recordation of the plat. If you have been notified there is a construction loan on the property, please contact the Office of Budget and Finance at 410-887-4100 for information about paying off the loan. You will need to provide our office a copy of the receipt for payment prior to plat recordation.

Benefit assessments must be extinguished prior to the recording of a subdivision plat for projects where the developer intends to privately assess the new lots in order to recover the cost of construction of water and sewer facilities. Please refer to Sections 32-4-310 and 311 Baltimore County Code (BCC) for information regarding private assessments. Again, you will need to provide our office a copy of the receipt for payment prior to plat recordation.

Finally, if there are to be private assessments on the lots, a standard note (BCC Section 32-4-311) is required on the **record plat**. This note should **not** appear on plats where private assessments are **not** proposed.

BALTIMORE COUNTY, MARYLAND
INTEROFFICE MEMORANDUM

TO: Taxpayer Services
 Personal Property
 Central Billing
 Construction Loan

Lien Clearance/Development Projects

Please complete the following information on the attached developer and return to PDM.

Section	Account/Invoice Number	Amount Due	Comments	Initial & Date
T/P Services	1900012408	0.00	N/A	KP 3/27/18
Personal Property	D45 24484	0	N/A	MMU 3/28/18
Central Billing	N/A	N/A	N/A	PC 3/28/18
Construction Loan	1900012408	-0-		DR 3/28/18

Could the last person completing this form interoffice it to:

PDM
 ATTN; Sharon Miller
 Mail Stop# 1105
 County Office Building
 Room 123
 Phone ext. 3335

Baltimore County Government
Department of Permits, Approvals, and Inspections
Inter-Office Correspondence

Mary Ann Uhl

TO: ~~Robert Franke~~, Supervisor
Customer Service Division
Office of Budget and Finance - M.S. 2113

FROM: Patrick B. Williams, Manager
Development Management
Dept. of Permits, Approvals, and Inspections

DATE: March 27, 2018

SUBJECT: **TAX CLEARANCE**

NAME OF PROJECT: HIDDEN WATERS

PAI NUMBER: 03-0517

TRACKING NO.: MAJ-2017-00009

LOCATION OF PROJECT: Old Court RD BALTIMORE, MD 21208

DEVELOPER: BOBBY BYRD
BOZZUTO HOMES, INC.
6406 IVY LANE SUITE 700
GREENBELT, MD 20770

ARCHITECT: D.S. THALER & ASSOCIATES INC.

ARCHITECT
PHONE NO.: 410 944-3647

TAX ACCOUNT NUMBER(S): 1900012408

- CHARGES DUE - SEE COMMENTS BELOW
 NO CHARGES DUE

Comments:

PLEASE FORWARD RESPONSE TO SHARON MILLER - ROOM 123

NEED RESPONSE BY: April 05, 2018