DEVELOPMENT PLAN CONFERENCE AND HEARING OFFICER'S HEARING NOTIFICATION

Name of Development: Falls Road Project [Blue Stem]
Location: 6241-6247 Falls Road

Dear Sir or Madam:

In anticipation of a public hearing on the above referenced project, I am enclosing a copy of the development plan we have filed with Baltimore County. The Hearing Officer's Hearing (and combined Zoning Hearing, if required), scheduled by the Department of Permits Approval and Inspections of Baltimore County, is as follows:

Hearing Date:	Friday, **January 25** **Time: 10:00 am**
Hearing Location:	**Room 205 of the Jefferson Building** **105 West Chesapeake Avenue** **Towson, MD 21204**

As you are probably aware, the attached plan will receive a thorough review by appropriate agencies for compliance with applicable State and County regulations. Agency comments are enclosed . Development Plan Conference to be held on **Wednesday, November 21, 2018** at **10:00 am** in Room 123 of the County Office Building (COB), 111 West Chesapeake Avenue, Towson, MD 21204. The purpose of this conference is to ensure a coordinated review among agencies for the development plan proposal. .

Please accept this letter as written notification that agency comments, responses and recommendations as required by the Baltimore County Code will be available in the official file located in Room 123 of the COB until five (5) days preceding the public hearing. At that time the file will be forwarded to the Hearing Officer/Administrative Judges in preparation of the hearing.

Should you have any questions or concerns regarding this matter, you are encouraged to attend the public hearing. For further information, you may also contact the Department of Permits Approvals and Inspections at 410-887-3335.

Respectfully yours,

Dean Hoover
Project Manager

MORRIS & RITCHIE ASSOCIATES, INC.
1220-C E. Joppa Rd.
Towson, MD 21286
Phone: 410-821-1690

Enclosure: Development Plan
PAI/Development Management; 111 W. Chesapeake Avenue; Towson. MD 21204

BALTIMORE COUNTY
DEPARTMENT OF PERMITS, APPROVALS, AND INSPECTIONS

DEVELOPMENT PLAN HEARING SCHEDULE

PROJECT: CPC FALLS ROAD PROJECT **DATE: 01/25/19**

PROJECT LOCATION: 6241 FALLS RD **TIME : 10:00AM**

PROPOSAL: Proposed 152 units(11 Studios, 137 one/two bedroom, 4 three bedrooms), retail, office and restaurant space. Four existing building to be raze.

PAI NUMBER: 09-0861

MEETING LOCATION : JEFFERSON BUILDING - ROOM 205
105 W CHESAPEAKE AVE TOWSON, MD 21204

COUNCIL DISTRICT: 2

DEVELOPER :

ENGINEER : MORRIS & RITCHIE ASSOCIATES, INC. 410 821-1690

MANAGER : Jerry S. Chen 410-887-3321

TRACKING NO.: MAJ-2018-00003

Jerry S. Chen
Project Manager
PAI Room 125
From: Development Management/PAI

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

DATE: November 16, 2018

TO: Jerry S. Chen
Project Manager

FROM: Joe Chmura
House Numbers
and Road Names Section

SUBJECT: CPC Falls Road Project
PAI #09-0861
Development Plan Conference
Revised Building Address Scheme

Building 'D'	#6241 Falls Road
Building 'E'	#6243
Building 'F'	#6245
Building 'G'	#6247
Building 'B'	#6249
Building 'A'	#6251
Building 'C'	#6253

The USPS requests that no letters be used in designating suites & apartments, as in; 6243 Falls Rd. Ste. A; 6241 Falls Rd. Apt. 200A.

Commercial spaces both street level and above shall be addressed in a binary form; that is, 6243 Falls Road Suite 100; 102; 104; etc.

Apartments shall be addressed 6241 Falls Road Apt. 306, 308, 310.
The USPS requests that no letters in used in designating suites & apartments, as in; 6243 Falls Rd. Ste. A; 6241 Falls Rd. Apt. 200A.

Please show building letters & address numbers in their respective locations on Plan, sheet 3 of 7.

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY

DEVELOPMENT PLAN COMMENTS

Project Name: CPC – Falls Road Project, AKA: Bluestem

Project Location: 6241 – 6247 Falls Road

Date of Meeting: November 21, 2018

Reviewer(s): Michael S. Kulis

ENVIRONMENTAL IMPACT REVIEW

__X__ The following requirements have not been provided and/or approved:

__X__ A Forest Conservation Worksheet.

__X__ A Preliminary Forest Conservation Plan.

__X__ 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:

__X__ The Forest Buffer area must be labeled as an Easement, in all plan views.

__X__ A Forest Buffer and/or Forest Conservation Access Easement must be provided. The access, which shall be from a public street and not the adjacent municipal park, as proposed, shall be labeled "Baltimore County Access Easement."

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

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

__X__ Grading and Sediment Control Plans.

__X__ Storm Water Management and Water Quality Plans for:

__X__ Suitable outfall.

__X__ Final Forest Conservation Plan.

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: November 19, 2018

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

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

SUBJECT:

Project Name:	CPC Falls Road Project
Location:	6241 Falls Rd
District:	9
Plan Type:	Development Plan
Plan Date:	9/5/18

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

Comments	Date Resolved	Reviewer
1. The engineer states that there are no wells, septic systems or underground fuel tanks onsite. The proposed development will utilize public water and sewer facilities. Consequently, this office has no comments regarding the proposal.		

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

DEVELOPMENT PLAN CONFERENCE COMMENTS
EPS Project ID: M160237
Project: CPC Falls Road Project
Address/Location: 6241 Falls Road
Date & Time: November 21, 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).

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.

DEVELOPMENT PLAN CONFERENCE COMMENTS
EPS Project ID: M160237
Project: CPC Falls Road Project

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** meet the Baltimore County Code Development Plan requirements at this time.

c: James A. Markle, P.E.

November 21, 2018

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE MEMORANDUM

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

DATE: 11/21/2018

FROM: Andrea Van Arsdale
Director, Department of Planning

SUBJECT: **DEVELOPMENT PLAN CONFERENCE**
Project Name: CPC Falls Road Project
PAI #IX-861

GENERAL INFORMATION

Applicant Name: CPC Falls Road LLC
Attn: Mr. Len Weinberg
605 S Eden Street, Ste 250
Baltimore, MD 21231

Location: 6241 Falls Road

Zoning: Second

Project Proposal:

The applicant proposes to develop a mixed-use commercial and residential development with approximately 56,600 square feet of restaurant/retail and office in several buildings and in the ground level of a multi-family residential building with 152 apartment units on 6.19 ± acres of land zoned BM-CCC situated in the Bare Hills section of the Ruxton/Riderwood/Lake Roland area of Baltimore County. The development is also proposing a trail connection into the existing trail system of Lake Roland Park along with associated parking for trail users. In its current state, the site is developed with a mix of commercial uses along Falls Road and a large portion of the back half of the property is the mulch operation and storage yard for Hollins Organic Products.

Project History:

This project went before the Design Review Panel (DRP) on August 8, 2018. Final DRP approval was granted on September 12, 2018.

MEETINGS

Concept Plan Conference:	3/13/2018	Community Input Meeting:	4/9/2018
Development Plan Conference:	11/21/2018	Administrative Law Judge's Hearing:	12/14/2018

EVALUATION AND RECOMMENDATION

The Department of Planning has reviewed the Development Plan for conformance with the Concept Plan comments of 3/13/2018 and recommends the Development Plan be **APPROVED** subject to the comments provided below.

1. **School Impact Analysis:** The applicant has submitted a School Impact Analysis (SIA) in accordance with BCC §32-6-103. The Department of Planning has reviewed the report received on October 29, 2018 and offers the following comments:

   a. On all forms, the official filing date should be September 7, 2018.
   b. The project name on all the forms should be "CPC Falls Road Project" instead of "Bare Hills".
   c. The applicant should use the most recent SIA forms posted on the APFO page of the Department of Planning's website.
   d. This Development Plan falls entirely within the West Towson Elementary School District. Therefore, an SIA for Riderwood Elementary School, Dumbarton Middle School, and Towson High School is not necessary.
   e. On forms 1 and 4, the full time equivalent enrollment and state rated capacity for the 2017-2018 school year should be applied.

2. **Additional Comments on the Plan:**

   a. Provide trash and recycling bins throughout the site, especially at the park's access and amenity area. Be sure to show the trash and recycling bins on the plan.
   b. Provide bike racks in the parking area near the park's access point. Be sure to show the proposed bike racks on the plan.
   c. Provide a landscape plan to the Landscape Architect and the Department of Planning for review and approval. A keyed landscape plan is to be submitted to delineate the serpentine wall area plantings along Falls Road as per the DRP condition of approval on September 12, 2018.
   d. Indicate the location of all proposed and existing fencing. The fence along the south property line should be moved back to the Princeton Sports building line as per the DRP condition of approval on September 12, 2018.
   e. The proposed dumpster enclosures should be screened pursuant to the Baltimore County Landscape Manual Section H.
   f. Mechanical equipment, if located on the building, shall be located within the roof form of the building or enclosed within a screening structure, the design of which is consistent with the design of the building.
   g. This development was subject to the Baltimore County Design Review Panel (DRP) review on August 8, 2018 wherein approval was granted. As of the date of this Development Plan review, all conditions have been satisfied and final DRP approval has been granted. The applicant shall submit all materials approved by the DRP for confirmation with the review files.
   h. Add a note to sheet 1 of the Development Plan under the Planning Notes stating that DRP final approval was granted on September 14, 2018

Prepared by:

Brett M. Williams

Brett M. Williams

Division Chief:

Jenifer G. Nugent

AVA/JGN/BMW/

BALTIMORE COUNTY, MARYLAND

Subject: Development Plan Conference Comments Date: November 21, 2018

From: Bureau of Development Plans Review for the Department of Recreation and Parks

Project Name:	CPC Falls Road Project	
Project Number:	09-0861	Zoning: BM-CCC
Location:	6241 – 6247 Falls Road	
Districts:	Election: 9	Council: 2

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 152 proposed units ("Residential Development Units") is 152,000sf or 3.49 acres +/-.

2. The Amenity Open Space (a zoning requirement) provided (82,101 sf /1.88 acres) shall be deducted from the Open Space requirements.

3. The submitted Development Plan and Open Space Exhibit show the balance (69,889 sf / 1.60 acres) of the open space requirements are to be met between the on-site private amenities and off-site public amenities that are proposed within Lake Roland Park. Please provide off-site outdoor public amenities proposed at Lake Roland Park.

4. Based on this Development Plan as proposed no waiver/fee in lieu is required. Please add the following notes to the Development Plan under the Open Space section: "Based on this Development Plan as proposed, no waiver/fee in lieu is required. Security in the amount of $352,939.45 shall be posted prior to the issuance of a building permit."

Baltimore County Master Plan Designated Greenway Comments:

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

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

BALTIMORE COUNTY, MARYLAND

SUBJECT: Development Plan Review Comments
For DPC on November 21, 2018

DATE: November 19, 2018

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

PROJECT NAME: CPC FALLS ROAD PROJECT

P.A.I. NO.: 09-0861

LOCATION: 6241 -6247 FALLS ROAD

DISTRICT: 9C2

We reviewed the subject plans dated September 5, 2018 and have the following comments.

GENERAL COMMENTS:

All construction shall be accomplished in accordance with Baltimore County Standard Specifications and Details for Construction *(February, 2000, as amended)* and Baltimore City Standard Details.

Security shall be posted prior to the issuance of building permits unless the posting of said security is deferred. The security shall be posted prior to the recording of the plat

A *Public Works Agreement* must be executed by the owner and Baltimore County for the required public improvements.

In accordance with *Baltimore County Code, Section 32-4-414*, dredging, filling or construction in any wetland is prohibited.

The Developer shall be responsible for damages to the County's facilities, such as water meters, manholes, curbs and gutters and inlets within his subdivision and for any damages caused by his construction equipment outside of his subdivision. Occupancy permits will be withheld until such damages have been corrected.

Offsite rights-of-way are necessary for roads, storm drains or other utilities. The Developer is hereby advised that the final plat and/or building permits will not be approved until the offsite right-of-way is acquired.

The coordinate system used on all County drawings must be based on the North American Datum of 1983 (NAD 83) with the readjustment date shown in parenthesis. A couple examples are: NAD 83(1991) and NAD 83(2007). The elevation system of all drawings must be based on the North American Vertical Datum of 1988 (NAVD 88).

HIGHWAY COMMENTS:

Falls Road, Maryland Route 25, 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.

The Developer's responsibilities along the existing road frontage of the development shall be as follows:

a) *The submission of detailed construction drawings to extend a minimum distance of 200 feet beyond the limits of the subdivision or as may be required to establish line and grade.*

b) *The submission of full cross sections is deemed necessary for design and/or construction purposes. The sections are to be taken at 25-foot intervals and are to be shown on standard cross-section paper at 1"=5' horizontal to 1"=5' vertical scale.*

c) *The preparation of the right-of-way plat for, and the dedication of, any widening and slope easements at no cost to the County.*

d) *The preparation of the right-of-way plats for any offsite road right-of-way required to make the necessary improvements.*

e) *The grading of the widening and the existing road to the established grade. Where adjacent properties are adversely affected by the improvements, the Developer shall be financially responsible for the necessary repairs to these properties.*

f) *The relocation of any utilities or poles as required by the road improvements.*

g) *The construction of combination curb and gutter in its ultimate location and a maximum of 28.5 feet of paving adjacent thereto along the frontage of the property. The paving thickness shall conform with Baltimore County standards.*

It shall be the responsibility of the Developer's engineer to clarify all rights-of-way within the property and to initiate such action that may be necessary to abandon, widen or extend said

rights-of-way. The Developer shall be responsible for the submission of all necessary plats and for all costs of acquisition and/or abandonment of these rights-of-way.

Entrances shall be a minimum of 24-feet and a maximum of 35-feet wide, shall have 10-foot minimum radii curb returns, shall be located a minimum of 15 feet from any property line, and shall be constructed in accordance with Baltimore County standards as the Developer's total responsibility.

Prior to removal of any existing curb for entrances, the Developer shall obtain a permit from the *Department of Public Works, Bureau of Highways*.

Driveway entrance shall conform to Standard Plates R-32.

In accordance with *Baltimore County Code, Section 32-4-408*, streetlights are required along all road frontages of subdivisions. The Developer will be responsible for the full cost of installation of the cable, poles and fixtures. Along new roads, the County will assume the cost of the power when the roads have been accepted for County maintenance. Along existing roads, the County will assume the cost of power after installation.

"**No Parking**" signs shall be posted prohibiting parallel parking on 24-foot-wide streets and within the turnaround area.

STORM DRAIN AND SEDIMENT CONTROL COMMENTS:

The Developer is responsible for the total actual cost of drainage facilities required to carry the storm water runoff through the property to be developed to a suitable outfall. The Developer's cost responsibilities include the acquiring of easements and right-of-way both onsite and offsite and the deeding in-fee of said right-of-way at no cost to the County. Preparation of all construction, right-of-way and easement drawings, engineering and surveys, and payment of all actual construction costs including the County overhead both within and outside the development are also the responsibilities of the Developer.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the Developer's responsibility. However, a drainage area map, scale 1"=200', including all facilities and drainage areas involved, shall be shown on a plan and submitted to Baltimore County for review.

The Developer must provide necessary drainage facilities (*temporary or permanent*) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem that may result due to improper grading or improper installation of drainage facilities will be the full responsibility of the Developer.

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of topsoil.

In accordance with *Baltimore County Code 33-5,* a grading plan shall be approved and a *Performance Bond* posted prior to issuance of a grading permit. A sediment control plan is required. The number of square feet of land disturbed shall be indicated on the sediment control drawing.

WATER AND SANITARY SEWER COMMENTS:

A preliminary print of this property has been referred to the *Baltimore City Water Division* for review and comment in regard to adequacy of water pressure in this development. If Baltimore City has any comment, it will be forwarded.

The Developer is responsible for the entire cost of any relocation of the existing public water main and/or sanitary sewer, including the preparation and the cost of construction drawings and right-of-way plats required, all right-of-way acquisition and/or release costs and recordation charges.

Permission to obtain a metered connection from the existing main may be obtained from the *Department of Permits, Approvals and Inspections.*

The Developer is responsible for the cost of capping or plugging any existing house connections not used to serve the proposed site.

Water and sanitary sewer service connections shall be installed by a utility contractor prior to the road improvements and shall be included in the *Public Works Agreement.*

The determination of the water and/or sewer system connection charges will be based on the size of water meters utilized in accordance with current County policy.

Water mains outside of public right-of-way serving a proposed site improvement are considered private and shall be the Developer's full responsibility for construction and maintenance.

Onsite private water mains with fire hydrants shall be metered at the public source. The size and design of the meters shall conform to Baltimore City standards.

The Developer is entirely responsible for the construction, and the cost of the construction and maintenance, of his onsite private sanitary sewerage, which must conform with the *Baltimore County Plumbing Code.*

Fire hydrant spacing and location are subject to review and approval by the *Fire Protection Section* of the *Fire Department.*

For the construction of two or more buildings, the Developer shall submit one (1) set of engineering drawings, signed and sealed by a Design Engineer to be directed to the *Plumbing Division* via the *Buildings Review Section* when applying for a new building permit application. These drawings will include, but are not limited to the following information:

a) All proposed lines will be marked with size of line and type of pipe.

b) *Length of line between changes in direction or changes in grade, or between manholes and/or cleanouts.*
c) *Invert elevations for all proposed cleanouts and/or manholes.*

d) *Proposed elevations and grades of proposed building floor elevations and finished grades.*

e) *Percent grades between cleanouts and/or manholes.*

f) *Proposed location of connection to each building.*

g) *The number of dwelling units in each building.*

h) *Certification by Design Engineer that all lines were designed for the required capacity by the Fixture-Unit Method of Design described in A.S.C.E. Manual of Practice No. 37, and that a 2-foot per second minimum velocity is available at the design flow for the size and slope selected.*

This drawing will become the copy for the *Baltimore County Plumbing Department's* permanent files and records. When received, the *Plumbing Inspection Division* will authorize issuance of a permit for the construction of the private sewer system upon proper application by a master plumber with installation to be made by journeyman plumbers.

No building permit applications will be approved until these drawings have been submitted to and accepted by the *Plumbing Division.*

TRAFFIC ENGINEERING COMMENTS:

Confirm and then add this note to the development plan:

- *"Bureau of Traffic Engineering and Transportation Planning" has confirmed that the subject site* ***is/is not*** *within a traffic deficient area.*

Sight lines are to be drawn from the centerline of the proposed access at a point ten feet behind the extension of the main road curb line to the centerline of the nearest approach lane on the main road.

All subsequent plans, including record plats, must note that the areas between the sight line and the curb line must be cleared, graded, and kept free of any obstructions.

LANDSCAPE COMMENTS:
Schematic Landscape Plan must be approved prior to Development Plan approval.

An approved Final Landscape Plan, Lighting Plan, cost estimate and security are required prior to permit approval.

SITE-SPECIFIC COMMENTS:

1. Sheet Nos. 4 & 5: show all property owners' information on both sides of Falls Road with tax account numbers. Show three grid ticks.
2. Show the location of the permanent project identification sign.
3. As shown on sheet number 4 and located in the northernmost side of the property, what is 'Quantity Management' means?
4. Provide information on storm drain line shown near building 'F'.
5. Indicate whether storm water management facility public or private.
6. The plan shows the trapping of water in the parking spaces located behind building 'C'. Provide storm drain inlets.
7. Provide approval from Baltimore City for the storm water outfall on their property.
8. The developer has investigated for availability of adequate fire flow at the site.
9. Show the proposed water house connection (WHC) to each individual building.
10. The relief sewer designed to correct the downstream 12" sanitary sewer deficiencies that were noted in our Concept Plan comments has been constructed by the County. The request to use a force main and pump station to discharge flow to manhole # 48982 is denied as service can be provided by the gravity sewer shown on drawing 1964-0548.
11. Show the proposed sewer house connection (SHC) for building 'F', house number 6245.
12. Label on-site proposed water, sewer and storm drain lines as 'PRIVATE'.
13. Retaining wall as shown on sheet no. 4 must be located away from right-of-way line a distance equal to the wall height. Move retaining wall located adjacent to Falls Road as shown on *Grading Inset B*. No retaining walls may support road or adjacent slope.
14. Provide traffic impact study to SHA.
15. Add label to Falls Road as MD Route 25.
16. Show existing and proposed street lights along the entire Falls Road frontage.
17. Prior to Development plan approval, Development Plans Review (DPR, 410-887-3751) shall be contacted to schedule a field visit.

* * * * *

The plan must be revised in accordance with the above comments prior to the development plan hearing.

VKD: jav
cc: file

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence

TO: Arnold Jablon
Department of Permits
Approvals and Inspections
Attn: Jerry Chen

DATE November 21, 2018

FROM: Brad Knatz
PAI. Real Estate Compliance

SUBJECT: CPC Falls Road Project
PAII# 09-0861

A review of the development 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

6. Site-specific comments:

   a. Remove "A" and "F" from the easements to be released.

   b. Please provide evidence of the access agreement between Baltimore County and Baltimore City. Add note to dedication table.

   c. Please explain the timing of the release of easements and how the releases impact the project going forward.

SCHOOL IMPACT ANALYSIS

Form 1

Current Enrollment

Department of Planning

Project Name: CPC Falls Road Project

PAI Project Number: 09-0861

Filing Date: 9/7/2018

School District	State Rated Capacity (SRC)	Committed Seats	Net SRC	Actual September 30th Enrollment*	# of Pupils Above or (Below) Net SRC	Actual Enrollment as a Percentage of Net SRC
West Towson ES	451	0	451	497	46	110.20%
Elementary School						
Dumbarton MS	1,114	(8)	1,106	1,164	58	105.24%
Middle School						
Towson HS	1,260	0	1,260	1,553	293	123.25%
High School						

*Enrollment is defined by the full time equivalent enrollment.

SCHOOL IMPACT ANALYSIS

Form 2

Projected Pupil Yield by Development Type

Department of Planning

Project Name: CPC Falls Road Project

PAI Project Number: 09-0861

Filing Date: 9/7/2018

Election District: 9

	Number of Units	Pupil Yield		
		Elementary School	Middle School	High School
Single Family Detached (Own)	0	0.000	0.000	0.000
Single Family Detached (Rent)	0	0.000	0.000	0.000
Single Family Attached (Own)	0	0.000	0.000	0.000
Single Family Attached (Rent)	0	0.000	0.000	0.000
Multi- Family (Own)	0	0.000	0.000	0.000
Multi- Family (Rent)	152	4.864	2.432	3.800
Totals		4.864	2.432	3.800
Rounded Totals		5	3	4

*If the calculation of the number of pupils results in a number containing a fraction, the number of pupils shall be rounded to the next highest whole number

SCHOOL IMPACT ANALYSIS

Form 3

Projected Pupil Yield by Development Type

Department of Planning

Project Name: CPC Falls Road Project

PAI Project Number: 09-0861

Filing Date: 9/7/2018

Elementary School District Approved Development Plans

Name of Project	PAI Project Number	Approval Date	Projected* # of Pupils Elementary School
			24

Middle School District Approved Development Plans

Name of Project	PDM Project Number	Approval Date	Projected* # of Pupils Middle School
			29

High School District Approved Development Plans

Name of Project	PDM Project Number	Approval Date	Projected* # of Pupils High School
			8

*If the calculation of the number of pupils results in a number containing a fraction, the number of pupils shall be rounded to the next highest whole number

Elementary School Report

Elementary School Name: *West Towson ES*

Approval Date	Project Number	Project Name	Unit Type SFD	SFSD	SFA	MF	Pupil Yield
11/22/2017	090851	TOWSON ROW - 1ST REFINEMENT	0	0	0	250	24

Summary for 'Elementary' = West Towson ES (1 detail record) 24

Grand Total 24

Pupil yields from approved development in the past 4 years.

Middle School Report

Middle School Name: *Dumbarton MS*

Approval Date	Project Number	Project Name	SFD	SFSD	SFA	MF	Pupil Yields
8/24/2015	090492	TOWSON MEWS PUD	0	0	34	0	2
8/31/2017	090377	AVALON TOWSON	0	0	0	371	16
11/22/2017	090851	TOWSON ROW PUD - 1ST REFINEMENT	0	0	0	250	11

Summary for 'MIDDLE' = Dumbarton MS (3 detail records) 29

Grand Total 29

pupil yields from approved development in the past 4 years.

High School Report

High School Name: Towson HS

Approval Date	Project Number	Project Name	SFD	SFSD	SFA	MF	Pupil Yields
8/24/2015	090492	TOWSON MEWS PUD	0	0	34	0	3
2/9/2016	080889	THE PRESERVE AT FALLOWFIELDS	14	0	0	0	2
8/31/2017	090377	AVALON TOWSON	0	0	0	371	2
11/22/2017	090851	TOWSON ROW PUD - 1ST REFINEMENT	0	0	0	250	1

Summary for 'HIGH' = Towson HS (4 detail records) 8

Grand Total 8

Pupil yields from approved development in the past 4 years.

SCHOOL IMPACT ANALYSIS

Form 4

Projected Pupil Yield by Development Type

Department of Planning

Project Name: CPC Falls Road Project

PAI Project Number: 09-0861

Filing Date: 9/7/2018

School District	Net SRC	Actual September 30th Enrollment	Projected # of Pupils for Specific Development	Projected # of Pupils for Approved Development	Total Projected Enrollment	# of Students Above or (Below) Net SRC	Projected* # of Pupils as a Percentage of Net SRC
West Towson ES	451	497	5	24	526	75	116.63%
Elementary School							
Dumbarton MS	1,106	1,164	3	29	1,196	90	108.14%
Middle School							
Towson HS	1,260	1,553	4	8	1,565	305	124.21%
High School							

*Projected Number of Pupils as a Percentage of State Rated Capacity must be shown as a number carried out to at least one decimal place.

Project Name: CPC Falls Road Project
PAI Number: 09-0861
DRC Date: 09/07/2018

The School Impact Analysis includes pupil yields from approved development in the past four (4) years and this proposed development for West Towson Elementary School, Dumbarton Middle School, and Towson High School. There are eight (8) committed seats in Dumbarton Middle School.

West Towson Elementary School's total projected enrollment reaches 116.63%. To reduce this elementary school's total projected enrollment below 115%, there must be spare capacity for seven (7) students. West Towson Elementary School has previously committed 22 students to Riderwood Elementary School.

Towson High School's total projected enrollment reaches 124.21%. To reduce this high school's total projected enrollment below 115%, there must be spare capacity for 116 students. Towson High School has previously committed 68 students to Loch Raven High School. Currently, Loch Raven High School has a spare capacity of 178 seats and could accommodate additional 48 (116-68=48) students from Towson High School but remain below 115% of its state rated capacity.

MARYLAND DEPARTMENT
OF TRANSPORTATION

STATE HIGHWAY
ADMINISTRATION

Larry Hogan
Governor

Boyd K. Rutherford
Lt. Governor

Pete K. Rahn
Secretary

Gregory Slater
Administrator

November 20, 2018

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 Development Plan submittal for the CPC Falls Road Project aka Bluestem Mixed Use development located on Falls Road (MD 25) in Baltimore County. The Maryland Department of Transportation State Highway Administration (MDOT SHA) has reviewed the submission below and is pleased to respond.

CPC Falls Road Project aka Bluestem
Development Plan
PAI No. 09-0861
County Tracking No. MAJ-2018-00003
SHA Tracking No. 17APBA002XX
MD 25 (east side) opposite Clarkview Road
Mile Post 0.97
Baltimore County

An access permit will be required for entrance, road improvements, and signal modifications associated with the proposed entrance to this development on MD 25.

On November 5, 2018 the MDOT SHA provided an approval to the traffic impact study (TIS) prepared for this development. In that letter the entrance, road improvements, and traffic signal requirements were outlined, and a request for a plan submittal was made that will initiate the MDOT SHA plan review cycle toward the issuance of the access permit. The MDOT SHA would like to reiterate our recommendation outlined in our initial response to the TIS dated 7/18/18 (attached), in which we requested that the existing internal connection from Princeton Sports to this entrance road be maintained after this entrance road has been relocated opposite Clarkview Road. We recognize that this internal connection may need to be made further back from Falls Road (MD 25) to this entrance road, than where it currently exists. The following design details and criteria should be reflected on future plan submittals:

Plans should be shaded where full depth pavement is proposed on MD 25, and within the proposed entrance back to the radius returns, and the following MDOT SHA full depth pavement section utilized and noted on the plans:

2" Superpave Asphalt Mix 12.5mm for Surface – PG 64S-22, Level 2
8" Superpave Asphalt Mix 19.0mm for Base – PG 64S-22, Level 2 (2 – 4" lifts)
6" Graded Aggregate Base or 12" Capping Borrow

A 2" Mill & Overlay will be required for the full width of MD 25 within the limits of re-striping. This area shall be hatched on the plans. The surface course for the above full depth pavement section shall be utilized for this overlay.

All proposed curb & gutter within the MDOT SHA right-of-way must be 8" Type 'A' curb & gutter (MD 620.02).

All proposed sidewalk along MD 25 must be 5' wide and be constructed with no greater than a 2% cross slope. Sidewalk ramps meeting current Americans with Disabilities Act (ADA) standards must be constructed on the entrance radii. A 60" wide pathway must be maintained across the entrance between the sidewalk ramps having no greater than a 2% cross slope. This note shall be placed on the plan at the proposed entrance

The design engineer should make the requested plan submittal noted in the 11/5/18 letter (attached) reflecting the MDOT SHA requirements and recommendations and utilize the link to the design manuals that will aid them in preparing this plan submittal, also provided in the letter. The required number of plan sets is now nine (9).

The traffic consultant should also submit the Design Request for the installation of the fourth leg to the existing traffic signal necessitated by the proposed entrance to this site. This work must be reviewed and approved by the Office of Traffic & Safety (OOTS) and will be included as part of the access permit.

All proposed utility connections taking place within the MDOT SHA right-of-way on MD 25 will be subject to the terms of a separate utility permit that may be obtained by contacting Mr. Michael Pasquariello, District 4 Utility Engineer at 410-229-2341. A copy of the plans will be forwarded to his office.

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

Sincerely,

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

cc: Morris & Ritchie Associates, Inc. / 1220-C East Joppa Road, Suite 505
Towson, MD 21286
The Traffic Group, Inc. / 9900 Franklin Square Drive, Suite H, Baltimore, MD 21236
CPC Falls Road, LLC / 605 South Eden Street, Suite 250, Baltimore, MD 21231
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. Wil Clark, MDOT SHA District 4 Maintenance

BALTIMORE COUNTY, MARYLAND

SUBJECT: DEVELOPMENT PLAN COMMENTS DPC DATE: November 21, 2018

FROM: PAI - ZONING REVIEW

PROJECT NAME: CPC Falls Road Project PLAN DATE: September 21, 2018

PAI No. MAJ-2018-00003 LOCATION: 6241 Falls Road

PROPOSAL: 152 Units (11 Studios, 137 one/two bedroom, four three bedroom) retail office and restaurar Place. Four existing buildings to be razed.

ZONING: BM-CCC
Engineer: Morris & Richie Associates, Inc. Phone No. 410-1690

~~1) Remove old # 3 in notes.~~
2) Dimension in the plan details all qualifying amenity open space with shade or color. Unable to locate on the plan if already provided.
3) Add mixed use details window to property line and window to window.
4) SITE DATA: Correct height limit note to DP7.

Final zoning approval is contingent first upon all plan comments being addressed on the development plar secondly upon final resolution of all comment; thirdly upon the outcome of any required zoning hearing; ar finally upon the in of all notes and details specified above being include on the Building Permit Site Plan.

Gary Hucik
Planner II
Zoning Review