

7/22/07

IN THE MATTER OF
RUN CROSSING /SIDNEY EMMER
BUILDERS -DEVELOPER /PDM IV-665
AND PETITION OF ALEXANDER
KROMM, ET AL FOR SPECIAL HEARING*
E/S PLEASANT HILL ROAD, OPPOSITE
RUN CROSSING ROAD
4TH ELECTION DISTRICT
4TH COUNCILMANIC DISTRICT
RE: DEVELOPMENT PLAN APPROVAL
AND SPECIAL HEARING

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF
* BALTIMORE COUNTY
* CASE NO. CBA-07-121
and
* CASE NO. 06-571-SPH

* * * * *

ORDER OF DISMISSAL

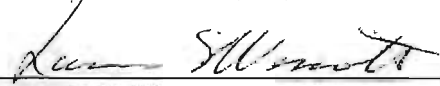
This matter comes to this Board on appeal filed by Katherin Thomas, Appellant /Protestant, from the August 11, 2006 decision of the Hearing Officer /Zoning Commissioner in which the subject Development Plan was approved and Petition for Special Hearing granted.

WHEREAS, the Board is in receipt of a letter of withdrawal of appeal filed July 13, 2007 by Katherin Thomas, Appellant (a copy of which is attached hereto and made a part hereof); and

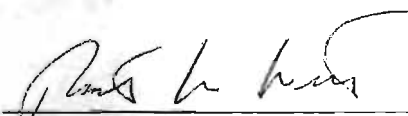
WHEREAS, said Appellant requests that the appeal taken in this matter be withdrawn and dismissed without prejudice as of July 13, 2007,

IT IS ORDERED this 27th day of July, 2007 by the County Board of Appeals of Baltimore County that the appeal filed in this matter be and the same is hereby **DISMISSED**.

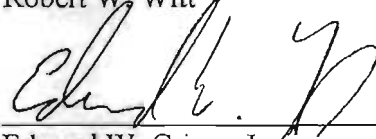
**COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY**



Lawrence S. Wescott



Robert W. Witt



Edward W. Crizer, Jr.

July 11, 2007

Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Old Courthouse Building
Towson, Maryland 21204

RECEIVED

JUL 13 2007

BALTIMORE COUNTY
BOARD OF APPEALS

ATTENTION: Kathleen C. Bianco

RE: Development (Pleasant Hill Rd./Run Crossing Rd.)

Case Nos. IV-665 & 06-571-SPH

Board of Appeals:

In accordance with the Baltimore County Board of Appeals ' Rules of Practice and Procedure Rule 3, I hereby request that the appeal filed re: case nos. IV-665 & 06-571-SPH be withdrawn and dismissed without prejudice.

Sincerely,

Kathleen C. Bianco

CC: List Attached

July 11, 2007 letter to the Board of Appeals sent to the following:

✓ Baltimore County Board of Appeals

Old Courthouse Building, 400 Washington Avenue, Room 49

Towson, MD 21204

Attention: Kathleen C. Bianco, Administrator

Sidney Emmer Builders, Inc.

9711 Monroe Street

Cockeysville, MD 21030

Baltimore County Department of Permits and Development Management

111 West Chesapeake Avenue, Room 123

Towson, MD 21204

Attention: Walter T. Smith, Jr.

Robert A. Hoffman, Esquire

Venable, Baetjer and Howard, LLP

210 Allegheny Avenue

Towson, MD 21204

Continuation of July 11, 2007 Letter to the Board of Appeals sent to the following:

Sid Katz

President, Village of Mill Run Condo Board of Directors

Owings Mills, MD 21117

Vivian Bert

President, Village at Mill Run I Condo Board of Directors

Owings Mills, MD 21117



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

July 27, 2007

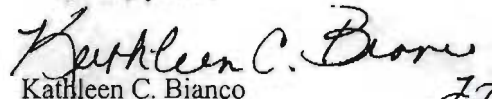
Ms. Katherin Thomas
11023 Mill Centre Drive
Owings Mills, MD 21117

RE: *In the Matter of: Run Crossing and Alexander Kromm, Jr., et al*
Case No. CBA-07-121 /PDM IV-665 and Case No. 06-571-SPH

Dear Ms. Thomas:

Enclosed please find a copy of the Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,


Kathleen C. Bianco
Administrator

Enclosure

c: Robert Hoffman, Esquire
Patricia Malone, Esquire
David Karceski, Esquire
Sidney Emmer Builders, Inc. /Charles Nass
Alexander Krom and Klara Kromm
Daniel and Jean Schuster and Kenneth and Mary Mays
David Thaler and Stacey McArthur /DS Thaler & Associates
Mike Cornelius /The Traffic Group
Donna Boecker Mr. and Mrs. James Thomas Audrey Coppersmith
Allan McLeon Dottie Keslinger
Office of People's Counsel
Pat Keller, Director /Planning
Curtis Murray /Planning
David Lykens /DEPRM
Bruce Gill /Recreation & Parks
Phil Martin /Development Plans Review /PDM
John Sullivan, Zoning /PDM
William Minor, Land Acquisition /PDM
William Wiseman III, Zoning Commissioner
Walt Smith, Development Manager /PDM
Timothy M. Kotroco, Director /PDM



8/11/06

IN RE: DEVELOPMENT PLAN HEARING and * BEFORE THE
 PETITION FOR SPECIAL HEARING * ZONING COMMISSIONER
 E/S Pleasant Hill Road, *
 Opposite Run Crossing Road *
 (Run Crossing) * FOR
 4th Election District *
 4th Council District * BALTIMORE COUNTY

Alexander Kromm, Klara Kromm, * Case Nos. IV-665 &
 Daniel Schuster, Jean Schuster, Kenneth * 06-571-SPH
 Mays, Mary Mays, *Legal Owners* *

Sidney Emmer Builders, Inc., *
 Contract Purchaser and Developer *

* * * * *

HEARING OFFICER'S OPINION AND DEVELOPMENT PLAN ORDER

This matter comes before the Hearing Officer/Zoning Commissioner of Baltimore County for a combined public hearing, pursuant to Section 32-4-230 of the Baltimore County Code (B.C.C.), for development plan approval and approval of a Petition for Special Hearing filed by Sidney Emmer Builders, Inc., Contract Purchaser and Developer ("Developer"). The subject property is located on the east side of Pleasant Hill Road, opposite its intersection with Run Crossing Drive, and is zoned predominantly OT (10.2± acres) with a small amount of ML zoning (.06± acres). On this site, Developer proposes to construct ten multi-family residential buildings with a total of 110 units.

In addition to development plan approval, Developer filed a Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.) requesting approval for the proposed residential buildings in the OT zone. The proposed development and requested zoning relief are more particularly described on the red-lined

ORDER RECEIVED FOR FILING
 Date 8-11-06
 By [Signature]

Run Crossing Development Plan and Plan to Accompany Zoning Petition submitted and marked into evidence as Developer's Exhibit 1A-B.

As to the history of the project, after a Concept Plan was filed, a Concept Plan Conference was held on December 19, 2005. A Community Input Meeting was held on January 24, 2006. The Development Plan was filed, and a Development Plan Conference was held on May 31, 2006. Following the Development Plan Conference, a Hearing Officer's Hearing for this development was scheduled and held on July 20, 2006. Certifications contained within the case file indicate that the property was properly posted with a sign providing public notice of the hearing and that the matter was also advertised in *The Jeffersonian* newspaper. Having met these requirements, I find that proper public notice was provided.

At the hearing, Robert Hoffman, Esquire and Patricia Malone, Esquire appeared as attorneys on behalf of Developer. Sidney Emmer and Charles Nass represented Sidney Emmer Builders, Inc. Also appearing were David Thaler, professional engineer and land planner, Stacey McArthur, landscape architect, both with D.S. Thaler & Associates, Inc., and Mickey Cornelius, traffic engineer with The Traffic Group, Inc.

Numerous representatives of the various Baltimore County agencies tasked with reviewing the Development Plan attended the hearing, including the following individuals: Darryl Putty (Development Management); David Lykens (DEPRM); Bruce Gill (Recreation and Parks); Phil Martin (Development Plans Review); Curtis Murray (Office of Planning); John Sullivan (Zoning Review); and William Miner (Land Acquisition). The Fire Department and Maryland's State Highway Administration submitted written comments.

COPIES RECEIVED FOR FILING
Date 8-11-06
By [Signature]

Several area residents appeared at the hearing to provide comment: Audrey Coppersmith, Alan McLeod, James Thomas, Dottie Keslinger, and Katherine Thomas.

Pursuant to B.C.C. Sections 32-4-227 and 228, which regulates the conduct of the Hearing Officer's Hearing, I am required, first, to determine what, if any, issues or comments remained unresolved as of the date of the hearing before me. Mr. Hoffman, on behalf of Developer, informed me of two items that had arisen the morning of the hearing. The first issue was easily addressed. According to Mr. Hoffman, a handwritten note had been placed on the redlined plan, as requested by Mr. Miner of Land Acquisition, to address an issue concerning highway widening in between Developer's site and Pleasant Hill Road. According to Mr. Hoffman, Mr. Miner reviewed the note and was satisfied that it addressed his concern.

The second issue was not as easily addressed. Apparently, the Office of Planning informed Developer on the morning of the hearing that Planning would have to prepare a revised School Impact Analysis for this project based on the date the Run Crossing Development Plan was "accepted for filing" by Baltimore County. The Office of Planning, therefore, would be requesting that the record be held open to allow it to submit a revised School Impact Analysis. Otherwise, Developer was aware of no other outstanding issues.

Next, I questioned the representatives of each of the County agencies regarding the existence of any outstanding issues. Mr. Murray (Office of Planning) confirmed that his office was, indeed, requesting additional time in which to revise its School Impact Analysis based on the Development Plan's filing date. Otherwise, as he confirmed, all of his agency's comments were sufficiently addressed on Developer's Exhibit 1A-1B, and Planning, therefore, had no outstanding issues.

ORIGINAL RECEIVED FOR FILING
Date 8-11-03
By [Signature]

As Mr. Murray further explained, Developer had requested a Modification of Standards pursuant to the Comprehensive Manual of Development Policies to allow more than six units in a row for one of its buildings. The Office of Planning reviewed this request and recommends approval. Also, Mr. Murray advised that Developer had submitted to the Office of Planning a Compatibility Report in accordance with B.C.C. Section 32-4-402. Mr. Murray confirmed that the Office of Planning was satisfied that the report adequately addressed the required compatibility objectives and his office was recommending approval of the plan. Lastly, Mr. Murray introduced the Conceptual Design Guidelines, which were prepared by Developer and approved by the Office of Planning. This booklet, introduced as County Exhibit 1, contains Developer's conceptual architectural and landscape design for the project.

Mr. Lykens (DEPRM), Mr. Gill (Recreation and Parks), Mr. Sullivan (Zoning Review), and Mr. Miner (Land Acquisition) all confirmed that their departments' comments had been addressed on the redlined plan, and they had no outstanding or unresolved issues.

On behalf of Development Plans Review, Mr. Martin indicated that the redlined plan meets all Public Works requirements and that his department, therefore, was recommending approval of the plan. In providing further detail about the project, either at the hearing or by subsequent email communication to the Hearing Officer, Mr. Martin confirmed that his department was recommending approval of the following requests for waivers of certain public works standards: (1) Developer's request for permission for the units to be served by a 22-foot paving section in lieu of the required 24-foot paving section; (2) Developer's request for permission to serve the site with private sanitary sewer in lieu of the required

DATE RECEIVED FOR FILING
Date 8-11-2000
By [Signature]

public sewer; and (3) Developer's request for a waiver from the requirement to provide sidewalks along the south side of proposed Road "A".

Next, I gave the citizens in attendance the opportunity to identify their comments about this project. Each of the citizens who appeared before the Hearing Officer expressed a complaint regarding the existing volume of traffic on Pleasant Hill Road and a concern that this development would add even more traffic to an already congested area. Taking the lead on this issue was Alan McLeod, who explained to the Hearing Officer that the community's primary complaint centers around Baltimore County's delay in completing Dolfield Boulevard. From the community's perspective, the completion of Dolfield Boulevard would alleviate a great deal of congestion that currently exists on the other smaller roads in the area, particularly Pleasant Hill Road.

However, as everyone present acknowledged, the Dolfield Boulevard project has been delayed repeatedly. The citizens' frustration with Baltimore County over this issue was evident at the hearing. As they explained, it was not so much that they had issues with this particular development or with this developer. Rather, it is their opinion that Dolfield Boulevard should be completed before any more traffic from new development is added to the surrounding roads. As a solution, Mr. McLeod requested that approval of the Run Crossing Development Plan be conditioned on occupancy permits not being issued until the completion of Dolfield Boulevard. Developer, on the other hand, offered a less restrictive condition whereby building permits would be restricted until, at least, two lanes were completed from Mill Center Drive up to what everyone referred to as the "Schuster Property".

COPIES REQUESTED FOR FILING
Date 8-11-00
By [Signature]

At this point in the hearing, as the Hearing Officer, I offered, and everyone consented, to my meeting with Baltimore County's Department of Public Works and Bureau of Land Acquisition to get a sense of the issues surrounding Dolfield Boulevard and to get an accurate estimate of the completion date.

With the community's concerns having been articulated, I concluded the informal portion of the hearing. Moving on to the more formal portion of the hearing, I provided Developer the opportunity to introduce the Run Crossing Development Plan and to present witnesses to address any concerns raised by the County or the community. Developer introduced the redlined plan through Stacey McArthur, a licensed landscape architect, whose firm was responsible for the preparation of the plan.

Ms. McArthur provided a brief description of the property and the proposed development, indicating that 110 residential units are proposed to be constructed in ten buildings on the site. The multi-family buildings, which are known as "stacked townhomes," will front an internal road system and will have rear-loaded garages accessed from alleys. Significant open space is proposed with amenities such as a gazebo, small putting green, barbeque pit, and picnic area. The rear portion of the property is proposed as a forest buffer/forest conservation easement area with a connection to Baltimore County's Recreational Greenway. As Ms. McArthur explained, the redlined plan presented to the Hearing Officer, addresses all of the County's comments and meets all County, State, and Federal requirements.

Developer then presented Mickey Cornelius, a registered professional engineer and certified professional traffic operations engineer, to respond to the citizens' concerns about traffic. Mr. Cornelius has appeared before this Hearing Office on many occasions, and I

COPIES RECEIVED FOR FILING
Date 8-11-09
By [Signature]

accepted him as an expert in traffic engineering. Mr. Cornelius explained that the development would have direct access to Pleasant Hill Road, and he identified the proposed access point. As he described, he had investigated sight distance at this location and found sight distance to be adequate. From his investigation, the access point for the development onto Pleasant Hill Road has sight distance of 400 feet or better in each direction.

In response to Mr. McLeod's concern about the inadequacy of sight distance on Run Crossing Road at Pleasant Hill Road looking north, Mr. Cornelius explained that Baltimore County is proposing to realign Run Crossing Road at Pleasant Hill Road, which should improve sight distance and operation of this unsignalized intersection. It is anticipated that this realignment will occur in conjunction with the completion of Dolfield Boulevard. Mr. Cornelius confirmed that the proposed realignment is reflected on the development plan.

Next, Mr. Cornelius directly addressed the community's concerns regarding the Pleasant Hill Road. Based on his investigation, he provided his expert opinion that Pleasant Hill Road is adequate and has sufficient capacity to handle not only the existing traffic volume, but also any additional traffic generated by the Run Crossing development.

Developer next presented Sidney Emmer, President of Sidney Emmer Builders, Inc., to provide further insight on the Dolfield Boulevard issue. Mr. Emmer presented the "Dolfield Exchange Area Plan" as Developer's Exhibit 5 to assist him in describing the area and the impact that the completion of Dolfield Boulevard would have on the surrounding area. As Mr. Emmer explained, the area developers also want to see Dolfield Boulevard completed as quickly as possible and are meeting periodically with Baltimore County agencies and officials to keep the pressure on to move this project forward. That being said, Mr. Emmer made it clear he would not agree to restrict development of Run Crossing as

COPIES RECEIVED FOR FILING
Date 8-11-02
By D. Williams

requested by community. The ultimate completion of Dolfield Boulevard is not within Mr. Emmer's control and, from his perspective, should not hold up his development. It is Developer's opinion that Pleasant Hill Road is adequate, and this is the only relevant consideration for approval of this plan.

Following Mr. Emmer's testimony, the hearing moved to the Petition for Special Hearing filed by Developer. Specifically, Developer requested the Hearing Officer confirm that the proposed residential units were permitted in the OT zone. On its face, B.C.Z.R. Section 209.3.A.14 permits "residential uses" by right without restriction. Apparently, according to Mr. Sullivan, the Zoning Office has taken the position that development in an OT zone at a residential density higher than 5.5 units per acre requires approval by the Zoning Commissioner by way of a Petition for Special Hearing.

On this issue, Developer presented David Thaler, registered professional engineer and land planner who has appeared before me many times and is uniquely qualified to render expert opinions on zoning and land planning issues given his years of experience, particularly in Baltimore County. As Mr. Thaler explained, the OT zone permits residential uses by right without specific limitation on density. Rather, it is the bulk regulations and requirement of a compatibility finding that controls development density in this zone.

On the issue of compatibility, Mr. Thaler identified the "neighborhood" by use of an aerial photograph (Developer's Exhibit 7) and explained how the proposed development meets the compatibility objectives contained in B.C.C. Section 32-4-402(d). As Mr. Thaler explained, compatibility does not meet "exactly the same," but, rather, in his words, means "gets along together." In his analysis, this proposed development is virtually identical to the Mill Run development; similar to Area 5 of New Town; and reinforces and compliments the

mixed-use nature of this area. From his testimony, this development is actually proposed at the lower limits of what he would be considered to be the appropriate density, and there is a case to be made that density should be higher given the nature of the existing and anticipated development in the area.

Having heard from Developer and having reviewed the applicable regulations, on the issue of the Petition for Special Hearing, I find no support in B.C.Z.R. Section 209 for the Zoning Office's position that a Petition for Special Hearing is required in this case. Filing a Petition for Special Hearing in this case appears to have been unnecessary under the circumstances of this case. I agree with Mr. Thaler that any concerns regarding the quality or quantity of development in the OT zone are sufficiently addressed by compliance with the applicable bulk regulations and with the requirement contained in B.C.C. Section 32-4-402 that the Director of Planning make compatibility recommendations to the Hearing Officer for development in the OT zone. This compatibility finding, however, is reviewed in the context of approval of the development plan, not by way of a separate zoning hearing. Although it is my interpretation that this petition does nothing other than seek approval for a use clearly permitted by right in the OT zone, I will, nevertheless, grant the Petition for Special Hearing, and I will approve the number of proposed residential units and buildings in the OT zone.

Moving on to the issue of compatibility, based on a review of the Compatibility Report submitted by D.S. Thaler & Associates, Inc., the recommendation of the Office of Planning contained in its Development Plan Conference Comment, dated Mary 31, 2006, and Mr. Thaler's testimony on the issue of compatibility, I find that the requirements of

CALDER RECEIVED FOR FILING
Date 8-11-06
By [Signature]

B.C.C. Section 32-4-402 have been met, and I will approve the development as being "compatible."

As noted above and following the hearing, with the consent of Developer and interested members of the community, I met with the Deputy Director of the Department of Public Works and representatives of the County's Bureau of Traffic Engineering and Design Division, Division of Construction Contracts Administration, and the Bureau of Land Acquisition regarding the planned future of Dolfield Boulevard. The results of that meeting are contained in a letter dated July 26, 2006, addressed to Mr. McLeod and Developer's attorneys, which I have included in the Development file. In summary, the County projects that the bridge southwest of the project over Red Run will be completed by the fall of 2008, and that there appears to be no stumbling blocks preventing construction from proceeding on Dolfield Boulevard from the terminus of the bridge to Red Run Boulevard. Based on the results of my meeting, I can reassure Developer and the community that there appears to be "light at the end of the tunnel" on this issue.

Based on the evidence presented during the hearing and the anticipated completion of Dolfield Boulevard, I find no reason to delay or condition this development in relation to Dolfield Boulevard. I am satisfied that Pleasant Hill Road is adequate to handle the existing traffic and any increase in traffic from the proposed development should have little to no adverse impact on the operation of that road. As an aside, I note that the Development Plan indicates that the Baltimore County Bureau of Traffic Engineering and Planning has confirmed that the property is not within a "failing traffic shed" according to Baltimore County's Basic Services Transportation Area Map. Therefore, the County's growth

ORDER RECEIVED FOR FILING
Date 8-11-06
By [Signature]

management legislation (B.C.Z.R. Section 4A02) would not restrict development in the area on the basis of traffic.

Lastly, as requested by the Office of Planning, I held open the record of this case pending receipt of a revised School Impact Analysis from the Office of Planning, which I received on August 1, 2006 and will mark as County Exhibit 2. This revised analysis incorporates approved development for four years prior to the date the Development Plan was "accepted for filing" by the County and provides projections on the anticipated number of students. Based on the result of its revised analysis, the Office of Planning confirms that the development plan is in conformance with County Council Bill No. 24-06, and it recommends approval of the plan.

The Baltimore County Code clearly provides that the "Hearing Officer shall grant approval of a Development Plan that complies with these development regulations and applicable policies, rules, and regulations." BCC § 32-4-229. With the testimony of Ms. McArthur, Mr. Thaler, Mr. Emmer, and Mr. Cornelius and the concurrence of the different County agencies and the State Highway Administration, I find that the revised redlined development plan is in compliance with all applicable County, State, and Federal Regulations. With regard to the requests for modification and waivers of certain County standards as identified on the plan and outlined above, I accept the recommendations of the Office of Planning and the Department of Public Works in this regard, and I will approve these requests. Therefore, having identified no remaining unresolved or outstanding issues, Developer has satisfied its burden of proof and, therefore, is entitled to approval of the development plan.

ORDER RECEIVED FOR FILING

Date

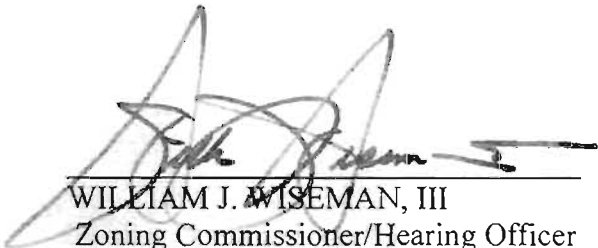
By

Pursuant to the advertisement, posting of the property, and public hearing held thereon, the requirements of which are contained in Article 32, Title 4 of the Baltimore County Code, the revised redlined Run Crossing Development Plan, introduced as Developer's Exhibit 1A-1B, shall be approved consistent with the comments contained herein and the restrictions set forth hereinafter, if any, and, for the reasons set forth above, the Petition for Special Hearing shall be granted.

THEREFORE, IT IS ORDERED by the Hearing Officer/Zoning Commissioner of Baltimore County this 11th day of August, 2006, that the redlined Run Crossing Development Plan, entered into evidence as Developer's Exhibit 1A-1B, be and is hereby APPROVED; and,

IT IS FURTHER ORDERED, that the Petition for Special Hearing, pursuant to Section 500.7 of the Baltimore County Zoning Regulations (B.C.Z.R.), requesting approval for the proposed residential buildings in the OT zone, is hereby GRANTED.

Any appeal of this decision must be taken in accordance with Section 32-4-281 of the Baltimore County Code.


WILLIAM J. WISEMAN, III
Zoning Commissioner/Hearing Officer
for Baltimore County

UNDER RECEIVED FOR FILING

Date

8-11-06

By

[Handwritten signature]



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

August 11, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Robert A. Hoffman, Esquire
Patricia Malone, Esquire
Venable, Baetjer & Howard, LLP
210 Allegheny Avenue
Towson, MD 21204

RE: DEVELOPMENT PLAN HEARING AND PETITION FOR SPECIAL HEARING
E/S Pleasant Hill Road, Opposite Run Crossing Road
(Run Crossing)
4th Election District – 4th Council District
Alexander Kromm, Klara Kromm, Daniel Schuster, Jean Schuster, Kenneth Mays,
Mary Mays, - *Legal Owners*; Sidney Emmer Builders, Inc., *Contract Purchaser and Developer*
Case Nos. IV-665 & 06-571-SPH

Dear Mr. Hoffman and Ms. Malone:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The development plan has been approved and the Petition for Special Hearing has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

c: Mr. Sidney Emmer, Sidney Emmer Builders, 1801 Falls Road, Baltimore, Md. 21209
Mr. Charles Nass, Sidney Emmer Builders, 1801 Falls Road, Baltimore, Md. 21202
Mr. David Thaler, Ms. Stacey McArthur, Ms. Katie DeMarco, Mr. Andy Feretti,
D.S. Thaler & Associates, Inc., Box 47428, Baltimore, Md. 21244-7428
Mr. Mickey Cornelius, The Traffic Group, Inc., 9900 Franklin Square Drive, Suite H,
Baltimore, Md. 21236

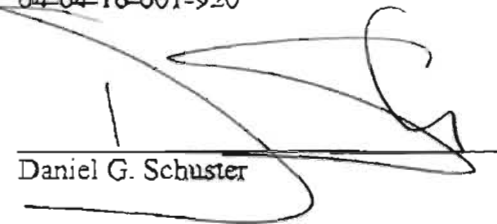
Ms. Donna Boecker, 125 South Ritters Lane, Owings Mills, Md. 21117
Mr. and Mrs. James Thomas, 11023 Mill Centre Drive, Owings Mills, Md. 21117
Ms. Audrey Coppersmith, 9625 Ashlyn Circle, Owings Mills, Md. 21117
Mr. Allan McLeod, 9683 Ashlyn Circle, Owings Mills, Md. 21117
Ms. Dottie Keslinger, 9423 Ashlyn Circle, Owings Mills, Md. 21117
Darryl Putty, DPDM; DEPRM; DPW; OP; R&P; People's Counsel; Case File

Petition for Special Hearing
Signature Page

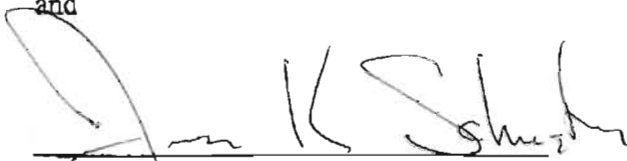
E/S of Pleasant Hill Road, Opposite Run Crossing Road

LEGAL OWNER:

525 Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58, Parcel 355
04-04-16-001-920


Daniel G. Schuster

and


Jean K. Schuster
16225 Dark Hollow Road
Upperco, Maryland 21155

Petition for Special Hearing
Signature Page

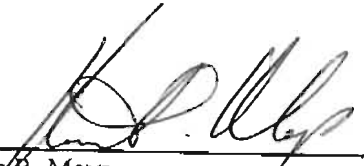
E/S of Pleasant Hill Road, Opposite Run Crossing Road

LEGAL OWNER:

427 Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58, Parcel 416
04-04-03-002-190


and

Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58, Parcel 607
04-17-00-008-304



Kenneth R. Mays

and



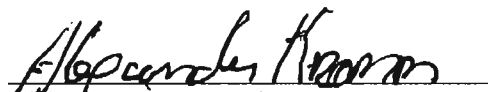
Mary L. Mays
51 John Owings Road
Westminster, Maryland 21158

Petition for Special Hearing
Signature Page

E/S of Pleasant Hill Road, Opposite Run Crossing Road

LEGAL OWNER:

609 Pleasant Hill Road
Owings Mills, Maryland 21117
Tax Map 58, Parcel 354
04-04-14-010-600


Alexander Kromm, Jr.

and



Klara E. Kromm
609 Pleasant Hill Road
Owings Mills, Maryland 21117

MEMO TO ZONING FILE 06-571 SPH

At time of filing, the petitioner was advised that the wording of the request indicates approval of a use that is clearly permitted as a matter of right in The O.T. zone. If the purpose of the petition is to request a density of greater Than 5.5 dwellings per acre or unlimited density, the zoning office does not recognize that the wording addresses the request. The petitioner insisted on Filing a seemingly unnecessary request.

April 27, 2006

RUN CROSSING

(For Zoning Purposes Only)

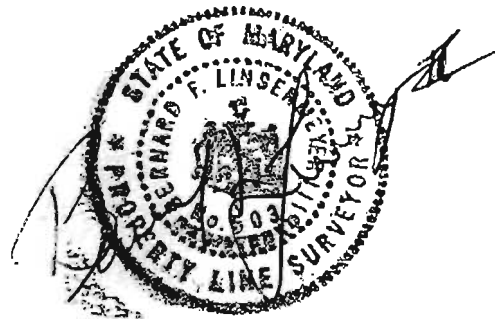
Beginning for the same at a point located along the Eastern Right of Way line of Pleasant Hill Road, located approximately 5 feet, more or less, southerly from the intersection of the centerline of Run Crossing Road, thence running the following courses and distances:

1. South 79°28'44" East 200 feet; more or less thence,
2. North 10°31'16" East 300 feet; more or less thence,
3. South 79°28'44" East 391.98 feet; more or less thence,
4. South 34°28'44" East 75.21 feet; more or less thence,
5. South 78°28'44" East 284.97 feet; more or less thence,
6. South 02°34'21" West 569.48 feet; more or less thence,
7. North 73°05'54" West 1015.16 feet; more or less thence,
8. North 10°31'16" East 204.38 feet; to the point of beginning.

Containing 10.6 acres of land, more or less.

Located within the Fourth Councilmanic District and Fourth Election District of Baltimore County, Maryland.

571



NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #06-571-SPH

East side of Pleasant Hill Road, opposite of Run Crossing Road

4th Election District — 4th Councilmanic District

Legal Owner(s): Alexander & Klara Kromm, Jr., Daniel & Jean Schuster, Kenneth & Mary Mays

Contract Purchaser: Sidney Emmer Builders, Inc.

Special Hearing: to permit residential buildings in the O.T. zone.

Hearing: Wednesday, June 21, 2006 at 9:00 a.m. In Room 407, County Courts Building, 401 Bosley Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-3868/4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT 6/09 June 6

97603

CERTIFICATE OF PUBLICATION

6/8/2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/6/2006.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

J. Wilkinson

LEGAL ADVERTISING

**NOTICE OF ZONING
HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #06-571-SPH

East side of Pleasant Hill Road, opposite of Run Crossing Road

4th Election District

4th Councilmanic District

Legal Owner(s): Alexander &

Klara Kromm, Jr.,

Daniel & Jean Schuster,

Kenneth & Mary Mays

Contract Purchaser:

Sidney Emmer Builders, Inc.

Special Hearing: to permit residential buildings in the O.T. zone.

Hearing: Thursday, July

20, 2006 at 9:00 a.m. in

Room 407, County Courts

Building, 401 Bosley

Avenue, Towson 21204.

WILLIAM J. WISEMAN, III

Zoning Commissioner for

Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

6/362 June 29

100323

CERTIFICATE OF PUBLICATION

6/29/2006

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 6/29/2006.

- The Jeffersonian
- Arbutus Times
- Catonsville Times
- Towson Times
- Owings Mills Times
- NE Booster/Reporter
- North County News

J. Wilkinson

LEGAL ADVERTISING

CERTIFICATE OF POSTING

RE: Case No.: 06-571-SPH

Petitioner/Developer: SIDNEY

EMMER BUILDERS

Date of Hearing/Closing: JUNE 21, 2006

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews {(410) 887-3394}

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

EAST SIDE OF PLEASANT HILL ROAD, OPPOSITE
OF RUN CROSSING ROAD

The sign(s) were posted on 6-5-06
(Month, Day, Year)

Sincerely,

Robert Black 6-6-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

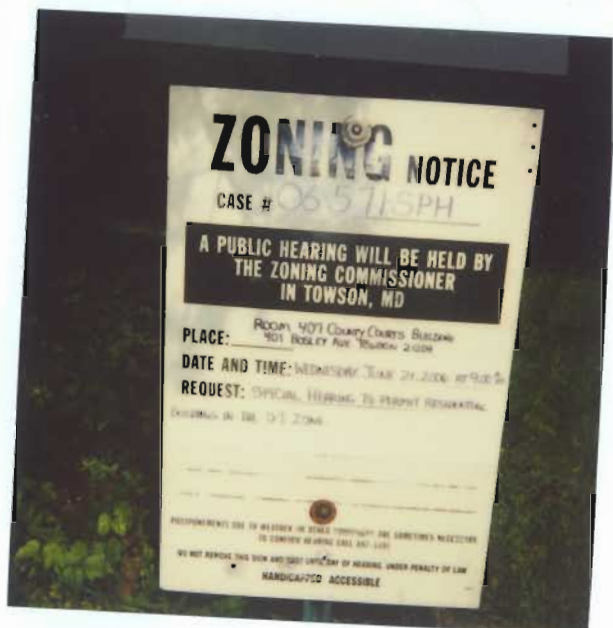
(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: 06-571-SPH

Petitioner/Developer: SIDNEY

EMMER BOULDERS

Date of Hearing/Closing: JULY 20

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Kristen Matthews ((410) 887-3394)

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

EAST SIDE OF PLEASANT HILL ROAD, OPPOSITE OF
DOV CROSSING RD

The sign(s) were posted on 6-21-06
(Month, Day, Year)

Sincerely,

Robert Black 6-22-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

571 JL No. 6282

DATE 5/09/06 ACCOUNT 0010066150

AMOUNT \$ 325.00

RECEIVED FROM: Vanessa Brantley + H

FOR: Non Res SPH
Run Recall

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

DATE	AMOUNT	TIME	CHK
5/10/2006	5/09/2006	14:09:18	1
REG NO: 001	MAINT	JUD JHR	
**RECEIPT # 28502 5/09/2006 OCLH			
Dept: 5 526 JUDGE VERIFICATION			
CP NO. 00626			
Receipt Tot		325.00	
325.00	CP	0.00	CA
Baltimore County, Maryland			

CASHIER'S VALIDATION

RECEIVED

SEP 07 2006

Per. *anf...*

September 7, 2006

Department of Permits and
Development Management
111 West Chesapeake Avenue, Room 111
TOWSON, Maryland 21204

Dear Sir:

I have been asked to represent
224 homeowners on September 7, 2006
to file an appeal of the decision
in case Nos. IV-665 and 06-571-SPH. This
decision was rendered by William J. Wiseman,
III on August 11, 2006.

Enclosed is \$400.00.

I can be contacted at the
following address and telephone number:

KATHERIN THOMAS (410) 356-7818
11023 MILL Centre Drive
Owings Mills, Maryland 21117

Sincerely,
Katherin Thomas

Enclosure check No. 106 for \$400

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 20342

DATE 9.12.06 ACCOUNT 001 006 6150
AMOUNT \$ 400.00

RECEIVED FROM: James Thomas

FOR: Appeal 04-665

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

DUPLICATE RECEIPT
BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
100 N. CALVERT ST. BALTIMORE, MD 21202
Tel: 410-336-7000 Fax: 410-336-7001
www.baltimorecountymd.gov

CASHIER'S VALIDATION

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: De-571-SPH

Petitioner: Kromm, et al.

Address or Location: ELS of Pleasant Hill Rd, Opposite Run Crossing Road

PLEASE FORWARD ADVERTISING BILL TO:

Name: Amy Dantell

Address: Venable, LLP

210 Allegheny Ave

Towson, MD. 21204

Telephone Number: (410) 494-6244

Ac 1

Requested: 1/24/2007

APPEAL SIGN POSTING REQUEST

CASE NO. 06-571-SPH

E/S OF PLEASANT HILL ROAD, OPPOSITE
RUN CROSSING ROAD

4TH ELECTION DISTRICT

APPEALED: 9/7/2006

ATTACHMENT – (Plan to accompany Petition – Petitioner’s Exhibit No. 1)

*****COMPLETE AND RETURN BELOW INFORMATION*****

CERTIFICATE OF POSTING

TO: Baltimore County Board of Appeals
400 Washington Avenue, Room 49
Towson, MD 21204

Attention: Kathleen Bianco
Administrator

CASE NO.: 06-571-SPH

LEGAL OWNER: ALEXANDER & KLARA KROMM, JR.,
DANIEL & JEAN SCHUSTER *and*
KENNETH & MARY MAYS

This is to certify that the necessary appeal sign was posted conspicuously on the property located at:

E/S OF PLEASANT HILL ROAD – OPPOSITE RUN CROSSING ROAD

The sign was posted on 4-6-07, 2007.

MAP
2403

By: [Signature]
(Signature of Sign Poster)

JASON SEIDELMAN
(Print Name)



ZONING APPEAL
PUBLIC HEARING
DATE: 03/26/2024
TIME: 6:00 PM - 8:00 PM
FOR MORE INFORMATION CONTACT:
036-571-5824
404-407-2100
PLANNING DEPARTMENT
CITY OF ATLANTA

TO: PATUXENT PUBLISHING COMPANY
Tuesday, June 6, 2006 Issue - Jeffersonian

Please forward billing to:

Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-571-SPH

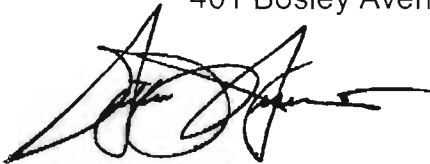
East side of Pleasant Hill Road, opposite of Run Crossing Road
4th Election District – 4th Councilmanic District

Legal Owners: Alexander & Klara Kromm, Jr., Daniel & Jean Schuster, Kenneth & Mary Mays

Contract Purchaser: Sidney Emmer Builders, Inc.

Special Hearing to permit residential buildings in the O.T. zone.

Hearing: Wednesday, June 21, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director

May 17, 2006

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-571-SPH

East side of Pleasant Hill Road, opposite of Run Crossing Road
4th Election District – 4th Councilmanic District

Legal Owners: Alexander & Klara Kromm, Jr., Daniel & Jean Schuster, Kenneth & Mary Mays
Contract Purchaser: Sidney Emmer Builders, Inc.

Special Hearing to permit residential buildings in the O.T. zone.

Hearing: Wednesday, June 21, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Avenue, Towson 21204
Mr. & Mrs. Kromm, 609 Pleasant Hill Road, Owings Mills 21117
Mr. & Mrs. Schuster, 16225 Dark Hollow Road, Upperco 21155
Mr. & Mrs. Mays, 51 John Owings Road, Westminster 21158
Sidney Emmer Builders, 1801 Falls Road, Baltimore 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY TUESDAY, JUNE 6, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



**Department of Permits and
Development Management**



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

June 9, 2006

NEW NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 06-571-SPH

East side of Pleasant Hill Road, opposite of Run Crossing Road
4th Election District – 4th Councilmanic District

Legal Owners: Alexander & Klara Kromm, Jr., Daniel & Jean Schuster, Kenneth & Mary Mays
Contract Purchaser: Sidney Emmer Builders, Inc.

Special Hearing to permit residential buildings in the O.T. zone.

Hearing: Thursday, July 20, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:klm

C: Robert Hoffman, 210 Allegheny Avenue, Towson 21204
Mr. & Mrs. Kromm, 609 Pleasant Hill Road, Owings Mills 21117
Mr. & Mrs. Schuster, 16225 Dark Hollow Road, Upperco 21155
Mr. & Mrs. Mays, 51 John Owings Road, Westminster 21158
Sidney Emmer Builders, 1801 Falls Road, Baltimore 21286
J. Carroll Holzer, 508 Fairmount Avenue, Towson 21286

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY WEDNESDAY, JULY 5, 2006.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.

TO: PATUXENT PUBLISHING COMPANY
Thursday, June 29, 2006 Issue - Jeffersonian

Please forward billing to:

Amy Dontell
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

410-494-6244

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

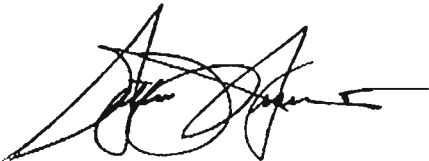
CASE NUMBER: 06-571-SPH

East side of Pleasant Hill Road, opposite of Run Crossing Road
4th Election District – 4th Councilmanic District

Legal Owners: Alexander & Klara Kromm, Jr., Daniel & Jean Schuster, Kenneth & Mary Mays
Contract Purchaser: Sidney Emmer Builders, Inc.

Special Hearing to permit residential buildings in the O.T. zone.

Hearing: Thursday, July 20, 2006 at 9:00 a.m. in Room 407, County Courts Building,
401 Bosley Avenue, Towson 21204



WILLIAM J. WISEMAN III
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
410-887-3180
FAX: 410-887-3182

Handwritten note: Appeal w/10 by Mrs. Thomas 7-13-07

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

June 25, 2007

NOTICE OF ASSIGNMENT

CASE #: CBA-07-121

Run Crossing /PDM IV-665 / D. S. Thaler & Associates - Engineer; Sidney Emmer Builders, Inc. - Developer E/s Pleasant Hill Rd, opposite Run Crossing Road 4th E; 4th C FDP - Approval of Plan by Hearing Officer

AND

06-571-SPH

Alexander and Klara Kromm, Jrl; Daniel and Jean Schuster; Kenneth and Mary Mays - Legal Owners; Sidney Emmer Builders, Inc. - CP SPH - Approval of proposed residential buildings in OT zone

NOTE: Case No. CBA-07-121 was received by this office in June 2007 - accepted 6/05/07 per PDM.

ASSIGNED FOR: THURSDAY, AUGUST 30, 2007 at 10:00 a.m.

As to CBA-07-121 : This matter has been assigned for hearing in accordance with § 32-4-281 of the Baltimore County Code. As to 06-571-SPH : Assigned for evidentiary hearing.

NOTE: The Board's Rules of Practice & Procedure are found in Baltimore County Code, Appendix C. If you have a disability requiring special accommodations, please contact this office at least one week prior to hearing date.

Kathleen C. Bianco, Administrator

- c: Appellant /Protestant : Katherin Thomas
Counsel for Developer : Robert Hoffman, Esq /Patricia Malone, Esq /David Karceski, Esq.
Developer : Sidney Emmer Builders, Inc. /Charles Nass
Legal Owners : Alexander Krom and Klara Kromm
Daniel and Jean Schuster and Kenneth and Mary Mays
David Thaler and Stacey McArthur /DS Thaler & Associates
Mike Cornelius /The Traffic Group

Donna Boecker Mr. and Mrs. James Thomas Audrey Coppersmith
Allan McLeon Dottie Keslinger

- Office of People's Counsel
Pat Keller, Director /Planning
Curtis Murray /Planning
David Lykens /DEPRM
Bruce Gill /Recreation & Parks
Phil Martin /Development Plans Review /PDM
John Sullivan, Zoning /PDM
William Minor, Land Acquisition /PDM
William Wiseman III, Zoning Commissioner
Walt Smith, Development Manager /PDM
Timothy M. Kotroco, Director /PDM

**Department of Permits and
Development Management**



Baltimore County

*James T. Smith, Jr., County Executive
Timothy M. Kotroco, Director*

Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

July 13, 2006

Robert A. Hoffman
David H. Karceski
Venable, LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman and Mr. Karceski:

RE: Case Number: 06-571-SPH, E/S Of Pleasant Hill Road, opposite Run Crossing Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on May 9, 2006.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink that reads "W. Carl Richards, Jr." in a cursive style.

W. Carl Richards, Jr.
Supervisor, Zoning Review

WCR:amf
Enclosures

c: People's Counsel
Mr. and Mrs. Kromm 609 Pleasant Hill Road Owings Mills 21117
Mr. and Mrs. Schuster 16225 Dark Hollow Road Upperco 21155
Mr. and Mrs. Mays 51 John Owing Road Westminster 21158
Sidney Emmer Builders 1801 Falls Road Baltimore 21286
J. Carroll Holzer 508 Fairmount Avenue Towson 21286

BALTIMORE COUNTY, MARYLAND

Inter-Office Correspondence



TO: Timothy M. Kotroco
FROM: Dave Lykens, DEPRM - Development Coordination JML
DATE: June 23, 2006
SUBJECT: Zoning Item # 06-571-SPH
Address E/S Pleasant Hill Road opposite Red Crossing Road

Zoning Advisory Committee Meeting of May 15, 2006

The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 33-3-101 through 33-3-120 of the Baltimore County Code).

Development of this property must comply with the Forest Conservation Regulations (Sections 33-6-101 through 33-6-122 of the Baltimore County Code).

Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 33-2-101 through 33-2-1004, and other Sections, of the Baltimore County Code).

Additional Comments:

Reviewer: Tom Panzarella

Date: June 8, 2006



Robert L. Ehrlich, Jr., *Governor*
Michael S. Steele, *Lt. Governor*

Robert L. Flanagan, *Secretary*
Neil J. Pedersen, *Administrator*

Maryland Department of Transportation

Date: 5.16.06

Ms. Kristen Matthews
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 571 JLL

Dear Ms. Matthews:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Holman, Chief

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

May 16, 2006

ATTENTION: Zoning Review Planners

Distribution Meeting of: May 15, 2006

Item Numbers: 558 thru 573

571

Pursuant to your request, the referenced plan(s) have been reviewed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

1. The Fire Marshal's Office has no comments at this time.

Lieutenant Roland P Bosley Jr.
Fire Marshal's Office
410-887-4881 (C) 443-829-2946
MS-1102F

cc: File

Visit the County's Website at www.baltimorecountyonline.info



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Timothy M. Kotroco, Director
Department of Permits & Development
Management

DATE: May 17, 2006

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
For May 22, 2006
Item Nos. 558, 560, 561, 562, 563, 564,
565, 566, 567, 568, 571, 572, 573

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

DAK:CEN:clw
cc: File
ZAC-NO COMMENTS-05172006.doc

RE: PETITION FOR SPECIAL HEARING * BEFORE THE
 E/S Please Hill Road opposite Run Crossing Rd *
 4th Election & 4th Councilmanic Districts * ZONING COMMISSIONER
 Legal Owner(s): Daniel & Jean Schuster, *
 Kenneth & Mary Mays, Alexander & * FOR
 Klara Kromm
 Contract Purchaser(s): Sidney Emmer Builders* BALTIMORE COUNTY
 Petitioner(s)
 * 06-571-SPH

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of People’s Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and the passage of any preliminary or final Order. All parties should copy People’s Counsel on all correspondence sent and all documentation filed in the case.

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County
Carole S. Demilio
 CAROLE S. DEMILIO
 Deputy People’s Counsel
 Old Courthouse, Room 47
 400 Washington Avenue
 Towson, MD 21204
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 16th day of May, 2006, a copy of the foregoing Entry of Appearance was mailed to, Robert A Hoffman, Esquire, Venable, LLP, 210 Allegheny Avenue, Towson, MD 21204, Attorney for Petitioner(s).

RECEIVED
 MAY 16 2006
 Per.....

Peter Max Zimmerman
 PETER MAX ZIMMERMAN
 People’s Counsel for Baltimore County



Director's Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
Tel: 410-887-3353 • Fax: 410-887-5708

November 1, 2006

Robert A. Hoffman
Venable LLP
210 Allegheny Avenue
Towson, MD 21204

Dear Mr. Hoffman:

RE: Case: 06-571-SPH, East side of Pleasant Hill Road, opposite Run Crossing Road

Please be advised that an appeal of the above-referenced case was filed in this office on September 7, 2006 by Katherin Thomas. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you are the person or party taking the appeal, you should notify other similarly interested parties or persons known to you of the appeal. If you are an attorney of record, it is your responsibility to notify your client.

If you have any questions concerning this matter, please do not hesitate to call the Board at 410-887-3180.

Sincerely,

A handwritten signature in black ink that reads "Timothy Kotroco".

Timothy Kotroco
Director

TK:amf

c: William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Katherin Thomas 11023 Mill Centre Drive Owings Mills 21117
David H. Karceski Venable LLP 210 Allegheny Avenue Towson 21204
Sidney Emmer Builders, Inc. Sidney Emmer, President 1801 Falls Road Baltimore 21286
Charles Nass Sidney Emmer Builders 1801 Falls Road Baltimore 21286
Alexander Kromm, Jr. Klara E. Kromm 609 Pleasant Hill Road Owings Mills 21117
Daniel G. Schuster 525 Pleasant Hill Road Owings Mills 21117
Jean K. Schuster 16225 Dark Hollow Road Upperco 21155
Kenneth R. Mays 427 Pleasant Hill Road Owings Mills 21117
Mary L. Mays 51 John Owings Road Westminster 21158
D.S. Thaler & Associates, Inc., Box 47428, Baltimore 21244-7428
Mr. Mickey Cornelius, The Traffic Group, Inc. 9900 Franklin Square Drive, Suite H, Baltimore 21236
Ms. Donna Boecker, 125 South Ritters Lane Owings Mills 21117
Mr. and Mrs. James Thomas 11023 Mill Centre Drive Owings Mills 21117
Ms. Audrey Coppersmith 9625 Ashlyn Circle Owings Mills 21117
Mr. Allan McLeod 9683 Ashlyn Circle Owings Mills 21117
Ms. Dottie Keslinger 9423 Ashlyn Circle Owings Mills 21117



APPEAL

Petition for Special Hearing
East side of Pleasant Hill Road, opposite Run Crossing Road
4th Election District – 4th Councilmanic District
Legal Owner(s): Alexander & Klara Kromm, Jr., Daniel & Jean Schuster, Kenneth & Mary Mays
Contract Purchaser(s): Sidney Emmer Builders, Inc.

Case No.: 06-571-SPH

Petition for Special Hearing (May 9, 2006)

Zoning Description of Property

Notice of Zoning Hearing (May 17, 2006)
New Notice of Zoning Hearing (June 9, 2006)

Certification of Publication (June 6, 2006 and June 29, 2006)

Certificate of Posting (June 5, 2006 and June 21, 2006) by SSG Robert Black

Entry of Appearance by People's Counsel (May 16, 2006)

Petitioner(s) Sign-In Sheet – None

Protestant(s) Sign-In Sheet – None

Citizen(s) Sign-In Sheet – None

Zoning Advisory Committee Comments

Petitioners' Exhibit – None

Protestants' Exhibits: None

Miscellaneous (Not Marked as Exhibit)

1. Letter requesting postponement
2. Memo to Zoning File
3. Plats (3)

Zoning Commissioner's Order (GRANTED in accordance w/order – August 11, 2006)

Notice of Appeal received on September 7, 2006 from atherin Thomas

c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
Katherin Thomas 11023 Mill Centre Drive Owings Mills 21117
David H. Karceski Venable LLP 210 Allegheny Avenue Towson 21204
Sidney Emmer Builders, Inc. Sidney Emmer, President 1801 Falls Road Baltimore 21286
Charles Nass Sidney Emmer Builders 1801 Falls Road Baltimore 21286
Alexander Kromm, Jr. Klara E. Kromm 609 Pleasant Hill Road Owings Mills 21117
Daniel G. Schuster 525 Pleasant Hill Road Owings Mills 21117
Jean K. Schuster 16225 Dark Hollow Road Upperco 21155
Kenneth R. Mays 427 Pleasant Hill Road Owings Mills 21117
Mary L. Mays 51 John Owings Road Westminister 21158
D.S. Thaler & Associates, Inc., Box 47428, Baltimore 21244-7428
Mr. Mickey Cornelius, The Traffic Group, Inc. 9900 Franklin Square Drive, Suite H
Baltimore 21236
Ms. Donna Boecker, 125 South Ritters Lane Owings Mills 21117
Mr. and Mrs. James Thomas 11023 Mill Centre Drive Owings Mills 21117
Ms. Audrey Coppersmith 9625 Ashlyn Circle Owings Mills 21117
Mr. Allan McLeod 9683 Ashlyn Circle Owings Mills 21117
Ms. Dottie Keslinger 9423 Ashlyn Circle Owings Mills 21117

date sent November 2, 2006, amf

APPEAL

Petition for Special Hearing
East side of Pleasant Hill Road, opposite Run Crossing Road
4th Election District – 4th Councilmanic District
Legal Owner(s): Alexander & Klara Kromm, Jr., Daniel & Jean Schuster, Kenneth & Mary Mays
Contract Purchaser(s): Sidney Emmer Builders, Inc.

Case No.: 06-571-SPH

- ✓ Petition for Special Hearing (May 9, 2006)
- ✓ Zoning Description of Property
- ✓ Notice of Zoning Hearing (May 17, 2006)
 - ✓ New Notice of Zoning Hearing (June 9, 2006)
- ✓ Certification of Publication (June 6, 2006 and June 29, 2006)
- ✓ Certificate of Posting (June 5, 2006 and June 21, 2006) by SSG Robert Black
- ✓ Entry of Appearance by People's Counsel (May 16, 2006)
- Petitioner(s) Sign-In Sheet – None
- Protestant(s) Sign-In Sheet – None
- Citizen(s) Sign-In Sheet – None
- ✓ Zoning Advisory Committee Comments
- Petitioners' Exhibit – None
- Protestants' Exhibits: None
- Miscellaneous (Not Marked as Exhibit)
 - ✓ 1. Letter requesting postponement
 - ✓ 2. Memo to Zoning File
 - ✓ 3. Plats (3)
- ✓ Zoning Commissioner's Order (GRANTED in accordance w/order – August 11, 2006)
- ✓ Notice of Appeal received on September 7, 2006 from atherin Thomas
 - c: People's Counsel of Baltimore County, MS #2010
Zoning Commissioner/Deputy Zoning Commissioner
Timothy Kotroco, Director of PDM
William J. Wiseman III, Zoning Commissioner
Timothy Kotroco, Director of PDM
People's Counsel
 - *Katherin Thomas 11023 Mill Centre Drive Owings Mills 21117
 - David H. Karceski Venable LLP 210 Allegheny Avenue Towson 21204
 - Sidney Emmer Builders, Inc. Sidney Emmer, President 1801 Falls Road Baltimore 21286
 - Charles Nass Sidney Emmer Builders 1801 Falls Road Baltimore 21286
 - Alexander Kromm, Jr. Klara E. Kromm 609 Pleasant Hill Road Owings Mills 21117
 - Daniel G. Schuster 525 Pleasant Hill Road Owings Mills 21117
 - Jean K. Schuster 16225 Dark Hollow Road Upperco 21155
 - Kenneth R. Mays 427 Pleasant Hill Road Owings Mills 21117
 - Mary L. Mays 51 John Owings Road Westminister 21158
 - D.S. Thaler & Associates, Inc., Box 47428, Baltimore 21244-7428
 - Mr. Mickey Cornelius, The Traffic Group, Inc. 9900 Franklin Square Drive, Suite H
Baltimore 21236
 - Ms. Donna Boecker, 125 South Ritters Lane Owings Mills 21117
 - Mr. and Mrs. James Thomas 11023 Mill Centre Drive Owings Mills 21117
 - Ms. Audrey Coppersmith 9625 Ashlyn Circle Owings Mills 21117
 - Mr. Allan McLeod 9683 Ashlyn Circle Owings Mills 21117
 - Ms. Dottie Keslinger 9423 Ashlyn Circle Owings Mills 21117

RECEIVED
NOV 02 2006
BALTIMORE COUNTY
BOARD OF APPEALS

9711 Monroe St.
Cockeysville, MD
21030

date sent November 2, 2006, amf

CASE #: CBA-07-121

Run Crossing /PDM IV-665 / D. S. Thaler & Associates – Engineer; Sidney Emmer Builders, Inc. - Developer
E/s Pleasant Hill Rd, opposite Run Crossing Road 4th E; 4th C
FDP – Approval of Plan by Hearing Officer

AND

06-571-SPH

Alexander and Klara Kromm, Jrl; Daniel and Jean Schuster; Kenneth and Mary Mays – Legal Owners; Sidney Emmer Builders, Inc. – CP
SPH – Approval of proposed residential buildings in
OT zone

NOTE: Case No. CBA-07-121 was received by this office in June 2007 – accepted 6/05/07 per PDM.

6/25/07 --Notice of Assignment sent to following parties; matter scheduled for hearing on Thursday, August 30, 2007 at 10:00 a.m.:

Katherin Thomas

Robert Hoffman, Esquire /Patricia Malone, Esquire /David Karceski, Esq

Sidney Emmer Builders, Inc. /Charles Nass

Alexander Krom and Klara Kromm

Daniel and Jean Schuster and Kenneth and Mary Mays

David Thaler and Stacey McArthur /DS Thaler & Associates

Mike Cornelius /The Traffic Group

Donna Boecker

Mr. and Mrs. James Thomas

Audrey Coppersmith

Allan McLeon

Dottie Keslinger

Office of People's Counsel

Pat Keller, Director /Planning

Curtis Murray /Planning

David Lykens /DEPRM

Bruce Gill /Recreation & Parks

Phil Martin /Development Plans Review /PDM

John Sullivan, Zoning /PDM

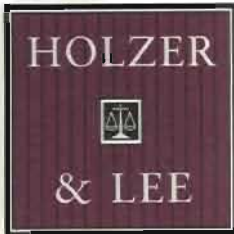
William Minor, Land Acquisition /PDM

William Wiseman III, Zoning Commissioner

Walt Smith, Development Manager /PDM

Timothy M. Kotroco, Director /PDM

7/13/07 – Letter of dismissal of appeal filed by Katherin Thomas, Appellant. Order of Dismissal of appeals in both Case No. CBA-07-121 and 06-571-SPH to be issued.



LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER

1907-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

May 31, 2006

#7607

*OK to postpone
TJ*

HAND DELIVERED

Mr. Timothy Kotroco, Director
Permits & Development Management
111 Chesapeake Avenue
Towson, Maryland 21204

RE: *Run Crossing: PDM # 04-665 Hearing Officer's Hearing
Sidney Emmer Builders*

06-57LSPH

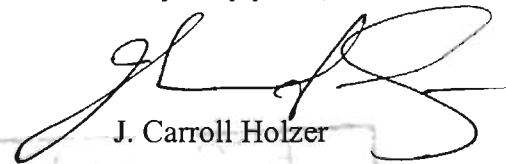
Dear Mr. Kotroco:

Please be advised that I have been retained by David S. Brown Enterprises, owner of adjoining property to the proposed Run Crossing Development Plan referenced above. And today, I received notification that the Hearing Officer's Hearing has been scheduled for Wednesday, June 21, 2006 at 9 a.m.

Unfortunately, I must respectfully request a postponement of the HOH because I will be out-of-town from June 19-23 attending my grandson's Christening in St. Petersburg, Florida and unavailable to attend the Hearing. I will be pleased to work with your Department, the Office of the Zoning Commissioner and opposing counsel to mutually reschedule the hearing. I will be available July 10, 11; July 17-21 and July 24-27. I also suggest that scheduling two days for the HOH might be more appropriate than a single day.

I regret any inconvenience and appreciate your effort to reschedule this hearing.

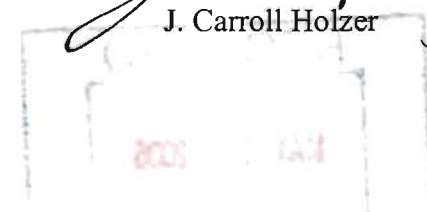
Very truly yours,



J. Carroll Holzer

JCH:mlg

cc: David S. Brown Enterprises





LAW OFFICES

J. CARROLL HOLZER, PA

J. HOWARD HOLZER
1907-1989

THOMAS J. LEE
OF COUNSEL

THE 508 BUILDING

508 FAIRMOUNT AVE.

TOWSON, MD 21286

(410) 825-6961

FAX: (410) 825-4923

E-MAIL: JCHOLZER@BCPL.NET

July 14, 2006
#7607

HAND DELIVERED

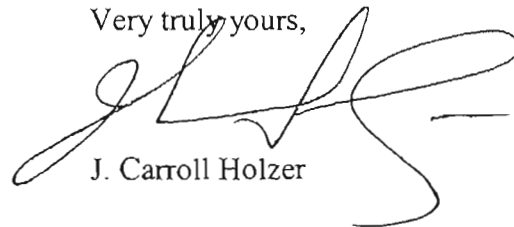
Mr. Timothy Kotroco, Director
Permits & Development Management
111 Chesapeake Avenue
Towson, Maryland 21204

RE: Run Crossing: PDM # 04-665; 06-571-SPH
Hearing Officer's Hearing; Sidney Emmer Builders

Dear Mr. Kotroco:

Please be advised that I herewith strike my appearance effective immediately on behalf of my client David S. Brown Enterprises, owner of adjoining property to the proposed Run Crossing Development Plan referenced above.

Very truly yours,



J. Carroll Holzer

JCH:mlg

cc: David S. Brown Enterprises, via fax
William Wiseman, Esq., Zoning Commissioner, via fax
Rob Hoffman, Esq., via fax

Case No.: Run Crossing IV - 665 06-571 SPT

County Exhibits

No. 1	School Impact Analysis from Office of Planning 7/13/06
No. 2	REVISED - SCHOOL IMPACT ANALYSIS 7/31/06
No. 3	
No. 4	
No. 5	
No. 6	
No. 7	
No. 8	
No. 9	
No. 10	
No. 11	
No. 12	

extra

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William J. Wiseman
Zoning Commissioner

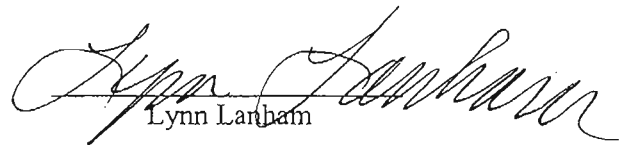
DATE: July 19, 2006

FROM: Lynn Lanham, Division Chief
Development Review Section
Office of Planning

SUBJECT: Run Crossing

PROJECT REQUEST:
PDM #: 04-665

The Office of Planning has prepared a revised school impact analysis incorporating approved development for the last four years (see attached) and recommends that the development plan is in conformance with County Council Bill 24-06 and recommends approval of the development plan.


Lynn Lanham

LL:
Attachment
c: Darryl Putty, Permits and Development Management
David Karceski, Venable

*This report is based on the
analysis date.*

BALTIMORE COUNTY
EXHIBIT NO. 1

SCHOOL IMPACT ANALYSIS

Form 1

Current Enrollment Office of Planning

Project Name

Run Crossing

PDM Project Number

4-665

Filing Date

07/13/06

School District	State Rated Capacity (SRC)	Committed Seats	Net SRC	Actual September 30th Enrollment*	# of Pupils Above or (Below) SRC	Actual Enrollment as a Percentage of SRC
New Town	697		697	607	(90)	87.09%
Elementary School						
Deer Park	1,368		1,368	1,348	(20)	98.54%
Middle School						
New Town	1,348		1,348	962	(386)	71.36%
High School						

*Enrollment is defined by the full time equivalent enrollment.

SCHOOL IMPACT ANALYSIS

Form 2

Projected Pupil Yield by Development Type

Office of Planning

Project Name Run Crossing

PDM Project Number 4-665

Filing Date 7/13/2006

Election District

4

	Number of Units	Pupil Yield		
		Elementary School	Middle School	High School
Single Family Detached		0.000	0.000	0.000
Single Family Attached Owned		0.000	0.000	0.000
Single Family Attached Rented		0.000	0.000	0.000
Multi- Family Owned	110	3.960	1.650	3.740
Multi- Family Rented		0.000	0.000	0.000
Totals		3.960	1.650	3.740
Rounded Totals		4	2	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 Office of Planning

Project Name Run Crossing

PDM Project Number 4-665

Filing Date 7/13/2006

Elementary School District Approved Development Plans			Projected* # of Pupils Elementary School
Name of Project	PDM Project Number	Approval Date	

Middle School District Approved Development Plans			Projected* # of Pupils Middle School
Name of Project	PDM Project Number	Approval Date	

High School District Approved Development Plans			Projected* # of Pupils High School
Name of Project	PDM Project Number	Approval Date	

*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 New Town ES

2nd
 refined plan
 10/24/06

Approval Date	Project Number	Project Name	Unit Type				Pupil Yield
			SFD	SFSD	SFA	MF	
10/17/1991	400414001	FRIEDLER PROPERTY	0	0	0	36	2
12/31/2002	400563002	KENTMAR (LOTS 1,2,5,6,7)	0	0	0	128	5
7/3/2003	200646001	THE PRESERVE AT MANOR WOODS	0	0	88	0	15
11/23/2004	400615001	MILL RUN (PUD-C)	0	0	0	424	16
12/23/2004	400616001	ESPLANADE AT RED RUN	0	0	0	493	18
9/29/2005	200667002	HUNSINGER PROPERTY (RESUBMITTAL)	7	0	0	0	2
4/21/2006	200692001	FAIRVIEW FARM	11	0	0	0	3

Summary for ' = New Town ES (7 detail records)

Grand Total

61

61

Middle School Report

Middle School Deer Park MS

7th
refined
plan
10/24/05

Approval Date	Project Number	Project Name	Unit Type				Pupil Yield
			SFD	SFSD	SFA	MF	
10/17/1991	400414001	FRIEDLER PROPERTY	0	0	0	36	1
9/9/2002	200577001	OFFUTT VILLAGE	15	0	0	0	2
9/24/2002	200544004	BRUNTON PROPERTY	0	10	64	0	7
11/22/2002	200618001	EDRICH MANOR EAST	15	0	0	0	2
12/31/2002	400563002	KENTMAR (LOTS 1,2,5,6,7)	0	0	0	128	2
2/21/2003	400588001	ROSEMARY RIDGE	17	0	0	0	3
3/7/2003	200596001	DIVIVO PROPERTY	63	0	0	0	9
3/12/2003	400587001	WYNDHAM COMMON	0	0	0	96	2
11/7/2003	200628001	PHOENIX BUILDERS PROPERTY	3	0	0	0	1
11/12/2003	200649002	CARRIAGE HILLS TOWNHOUSES PLAN "A"	0	0	153	0	13
12/24/2003	200658002	LEE, CARL WILLIAM PROPERTY (OPTION B)	114	0	0	0	15
1/13/2004	200541002	SCHMIDTS MEADOW	6	0	0	0	1
8/24/2004	200660001	STRAUSS, GEORGE A. PROPERTY	1	0	0	0	1
11/23/2004	400615001	MILL RUN (PUD-C)	0	0	0	424	7
12/20/2004	200673001	RANDALL RIDGE	10	0	0	0	2
12/23/2004	400616001	ESPLANADE AT RED RUN	0	0	0	493	8
7/6/2005	400652001	METRO CENTER AT OWINGS MILLS	0	0	0	495	40
7/11/2005	200659002	MARDELLA RIDGE PLANS A & B (NEW SUBMIT	26	0	0	0	4
8/12/2005	200677001	LIPARINI PROPERTY	6	0	0	0	1
8/16/2005	200682001	GRIFFITH'S ADVENTURE ESTATES	23	0	0	0	4

9/21/2005	200675001	THE PRESERVE AT EDRICH FARMS EAST	16	0	0	0	3
9/29/2005	200667002	HUNSINGER PROPERTY (RESUBMITTAL)	7	0	0	0	1
4/21/2006	200692001	FAIRVIEW FARM	11	0	0	0	2

Summary for ' = Deer Park MS (23 detail records)

131

Grand Total

131

High School Report

High School

New Town HS

7th
revised
plan
10/24/05

Approval Date	Project Number	Project Name	Unit Type				Pupil Yield
			SFD	SFSD	SFA	MF	
10/17/1991	400414001	FRIEDLER PROPERTY	0	0	0	36	2
9/24/2002	200544004	BRUNTON PROPERTY	0	10	64	0	7
12/31/2002	400563002	KENTMAR (LOTS 1,2,5,6,7)	0	0	0	128	5
7/3/2003	200646001	THE PRESERVE AT MANOR WOODS	0	0	88	0	8
8/24/2004	200660001	STRAUSS, GEORGE A. PROPERTY	1	0	0	0	1
11/23/2004	400615001	MILL RUN (PUD-C)	0	0	0	424	15
12/23/2004	400616001	ESPLANADE AT RED RUN	0	0	0	493	17
2/2/2005	200670001	ATRIUM COURT	0	0	0	204	6
7/6/2005	400652001	METRO CENTER AT OWINGS MILLS	0	0	0	495	49
8/16/2005	200682001	GRIFFITH'S ADVENTURE ESTATES	23	0	0	0	5
9/29/2005	200667002	HUNSINGER PROPERTY (RESUBMITTAL)	7	0	0	0	2
4/21/2006	200692001	FAIRVIEW FARM	11	0	0	0	3

Summary for ' = New Town HS (12 detail records)

120

Grand Total

120

SCHOOL IMPACT ANALYSIS

Form 4

Projected Pupil Yield by Development Type Office of Planning

Project Name Run Crossing

PDM Project Number 4-665

Filing Date 7/13/2006

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) Capacity	Projected* # of Pupils as a Percentage of SRC
New Town	697	607	4	61	672	(25)	96.41%
Elementary School							
Deer Park	1,368	1,348	2	131	1,481	113	108.26%
Middle School							
New Town	1,348	962	4	120	1,086	(262)	80.56%
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.

BW 7/20

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: William J. Wiseman
Zoning Commissioner

DATE: July 19, 2006

FROM: Lynn Lanham, Division Chief
Development Review Section
Office of Planning

RECEIVED

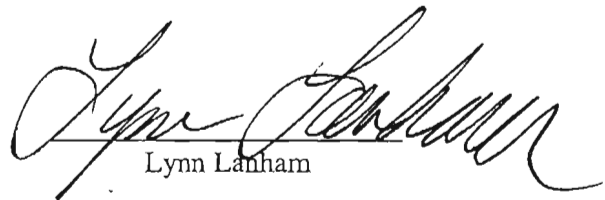
AUG 01 2006

SUBJECT: Run Crossing

ZONING COMMISSIONER

PROJECT REQUEST:
PDM #: 04-665

The Office of Planning has prepared a revised school impact analysis incorporating approved development for the last four years (see attached) and recommends that the development plan is in conformance with County Council Bill 24-06 and recommends approval of the development plan.


Lynn Lanham

LL:
Attachment
c: Darryl Putty, Permits and Development Management
David Karceski, Venable

BALTIMORE COUNTY

EXHIBIT NO.

2

SCHOOL IMPACT ANALYSIS

Form 1

Current Enrollment
Office of Planning

Project Name

Run Crossing

PDM Project Number

~~Apr-65~~ IV - 665

Filing Date

5/11/2006

School District	State Rated Capacity (SRC)	Committed Seats	Net SRC	Actual September 30th Enrollment*	# of Pupils Above or (Below) SRC	Actual Enrollment as a Percentage of SRC
New Town	697		697	607	(90)	87.09%
Elementary School						
Deer Park	1,368		1,368	1,348	(20)	98.54%
Middle School						
New Town	1,348		1,348	962	(386)	71.36%
High School						

*Enrollment is defined by the full time equivalent enrollment.

SCHOOL IMPACT ANALYSIS

Form 2

Projected Pupil Yield by Development Type

Office of Planning

Project Name Run Crossing

PDM Project Number 23833

Filing Date 5/11/2006

Election District

4

	Number of Units	Pupil Yield		
		Elementary School	Middle School	High School
Single Family Detached		0.000	0.000	0.000
Single Family Attached Owned		0.000	0.000	0.000
Single Family Attached Rented		0.000	0.000	0.000
Multi- Family Owned	110	3.960	1.650	3.740
Multi- Family Rented		0.000	0.000	0.000
Totals		3.960	1.650	3.740
Rounded Totals		4	2	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 Office of Planning

Project Name Run Crossing

PDM Project Number 23833

Filing Date 5/11/2006

Elementary School District Approved Development Plans			Projected* # of Pupils Elementary School
Name of Project	PDM Project Number	Approval Date	

Middle School District Approved Development Plans			Projected* # of Pupils Middle School
Name of Project	PDM Project Number	Approval Date	

High School District Approved Development Plans			Projected* # of Pupils High School
Name of Project	PDM Project Number	Approval Date	

*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 New Town ES

7th
refined
amendment
10/24/05

Approval Date	Project Number	Project Name	Unit Type				Pupil Yield
			SFD	SFSD	SFA	MF	
10/17/1991	400414001	FRIEDLER PROPERTY	0	0	0	36	2
12/31/2002	400563002	KENTMAR (LOTS 1,2,5,6,7)	0	0	0	128	5
7/3/2003	200646001	THE PRESERVE AT MANOR WOODS	0	0	88	0	15
11/23/2004	400615001	MILL RUN (PUD-C)	0	0	0	424	16
12/23/2004	400616001	ESPLANADE AT RED RUN	0	0	0	493	18
9/29/2005	200667002	HUNSINGER PROPERTY (RESUBMITTAL)	7	0	0	0	2
4/21/2006	200692001	FAIRVIEW FARM	11	0	0	0	3
Summary for ' = New Town ES (7 detail records)							61
Grand Total							61

Middle School Report

Middle School Deer Park MS

7th
refined
amendment
10/24/05

beyond 4
yr. time
frame

Approval Date	Project Number	Project Name	Unit Type				Pupil Yield
			SFD	SFSD	SFA	MF	
10/17/1991	400414001	FRIEDLER PROPERTY	0	0	0	36	1
1/22/2002	200452002	CHAPELDALE WOODS	12	0	0	0	2
9/9/2002	200577001	OFFUTT VILLAGE	15	0	0	0	2
9/24/2002	200544004	BRUNTON PROPERTY	0	10	64	0	7
11/22/2002	200618001	EDRICH MANOR EAST	15	0	0	0	2
12/31/2002	400563002	KENTMAR (LOTS 1,2,5,6,7)	0	0	0	128	2
2/21/2003	400588001	ROSEMARY RIDGE	17	0	0	0	3
3/7/2003	200596001	DIVIVO PROPERTY	63	0	0	0	9
3/12/2003	400587001	WYNDHAM COMMON	0	0	0	96	2
11/7/2003	200628001	PHOENIX BUILDERS PROPERTY	3	0	0	0	1
11/12/2003	200649002	CARRIAGE HILLS TOWNHOUSES PLAN "A"	0	0	153	0	13
12/24/2003	200658002	LEE, CARL WILLIAM PROPERTY (OPTION B)	114	0	0	0	15
1/13/2004	200541002	SCHMIDTS MEADOW	6	0	0	0	1
8/24/2004	200660001	STRAUSS, GEORGE A. PROPERTY	1	0	0	0	1
11/23/2004	400615001	MILL RUN (PUD-C)	0	0	0	424	7
12/20/2004	200673001	RANDALL RIDGE	10	0	0	0	2
12/23/2004	400616001	ESPLANADE AT RED RUN	0	0	0	493	8
7/6/2005	400652001	METRO CENTER AT OWINGS MILLS	0	0	0	495	40
7/11/2005	200659002	MARDELLA RIDGE PLANS A & B (NEW SUBMIT	26	0	0	0	4
8/12/2005	200677001	LIPARINI PROPERTY	6	0	0	0	1

8/16/2005	200682001	GRIFFITH'S ADVENTURE ESTATES	23	0	0	0	4
9/21/2005	200675001	THE PRESERVE AT EDRICH FARMS EAST	16	0	0	0	3
9/29/2005	200667002	HUNSINGER PROPERTY (RESUBMITTAL)	7	0	0	0	1
4/21/2006	200692001	FAIRVIEW FARM	11	0	0	0	2

Summary for ' = Deer Park MS (24 detail records)

Grand Total

133

133

- 2

131

High School Report

High School

New Town HS

7th
revised
amendment
10/24/06

beyond 4 yr.
time frame

Approval Date	Project Number	Project Name	Unit Type				Pupil Yield
			SFD	SFSD	SFA	MF	
10/17/1991	400414001	FRIEDLER PROPERTY	0	0	0	36	2
7/22/2002	200452002	CHAPELDALE WOODS	12	0	0	0	3
9/24/2002	200544004	BRUNTON PROPERTY	0	10	64	0	7
12/31/2002	400563002	KENTMAR (LOTS 1,2,5,6,7)	0	0	0	128	5
7/3/2003	200646001	THE PRESERVE AT MANOR WOODS	0	0	88	0	8
8/24/2004	200660001	STRAUSS, GEORGE A. PROPERTY	1	0	0	0	1
11/23/2004	400615001	MILL RUN (PUD-C)	0	0	0	424	15
12/23/2004	400616001	ESPLANADE AT RED RUN	0	0	0	493	17
2/2/2005	200670001	ATRIUM COURT	0	0	0	204	6
7/6/2005	400652001	METRO CENTER AT OWINGS MILLS	0	0	0	495	49
8/16/2005	200682001	GRIFFITH'S ADVENTURE ESTATES	23	0	0	0	5
9/29/2005	200667002	HUNSINGER PROPERTY (RESUBMITTAL)	7	0	0	0	2
4/21/2006	200692001	FAIRVIEW FARM	11	0	0	0	3

Summary for ' = New Town HS (13 detail records)

123

Grand Total

123

- 3

120

+ 3

123

Sarnumb Property

SCHOOL IMPACT ANALYSIS

Form 4

Projected Pupil Yield by Development Type

Office of Planning

Project Name Run Crossing

PDM Project Number 23833

Filing Date 5/11/2006

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) Capacity	Projected* # of Pupils as a Percentage of SRC
New Town	697	607	4	61	672	(25)	96.41%
Elementary School							
Deer Park	1,368	1,348	2	131	1,481	113	108.26%
Middle School							
New Town	1,348	962	4	123	1,089	(259)	80.79%
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.

Protestants' Exhibits

None Found in File

County Exhibits

Exhibit 1 - School Impact Analysis dated July 13, 2006(9 of 9)

Exhibit 2 – Revised School Impact Analysis dated May 11, 2006 (9 of 9)



Case No.: RUN CROSSING IV - 665

06-571 SPH

Exhibit Sheet

Petitioner/Developer

Protestant

No. 1	Developer's Site Plan IA & IB	
No. 2	Pattern Book	
No. 3	C.V. for Stacy McArthur	
No. 4	C.V. for Mickey Cornelius	
No. 5 	Map of "Dolefield Exchange"	
No. 6	C.V. for David Thaler	
No. 7 	Compatibility map	
No. 8		
No. 9		
No. 10		
No. 11		
No. 12		

* taken by Rob Hoffman to be copied & returned

Developer's Exhibits

Exhibit 1a – Redlined Development Plan dated July 20, 2006(in red)
(1 of 1)(Page 1)

Exhibit 1b – Redlined Development Plan dated July 20, 2006 (1 of 1) (Page 2)

Exhibit 2 – Pattern Book

Exhibit 3 – Resume of Stacey A. McArthur(1 of 1)

Exhibit 4 – Resume of Mickey A. Cornelious (1 of 1)

Exhibit 5 – Area Plan of Run Crossing/Map of Dolfield Exchange dated
September 8, 2005(1 of 1)

Exhibit 6 – Resume of David S. Thaler (1 of 1)

Exhibit 7 – Run Crossing Neighborhood Aerial Photo/Compatibility Map

PROFESSIONAL QUALIFICATIONS

Stacey A. McArthur, R.L.A.

7115 Ambassador Road, P.O. Box 47428
Baltimore, Maryland 21244-7428

EDUCATION

BLA, Iowa State University, 1984

EMPLOYMENT HISTORY

1987 to Present Senior Project Manager, *David S. Thaler & Associates, Inc.*
1984 - 1987 Landscape Architect, *Danze and Davis Architects*- Austin, TX
1983 Draftsman, *Trinity Engineering* - Ames, Iowa

PROFESSIONAL REGISTRATION

- Registered Landscape Architect
Maryland Registration No. 761
- Registered Landscape Architect
Texas Registration No. 1415

WORK HISTORY AND EXPERIENCE

As a Landscape Architect for *D.S. Thaler & Associates, Inc.*, Ms. McArthur specializes in the planning phases of residential and commercial design. Her responsibilities include all phases of project development from site feasibility analyses and site planning to final design, as well as County and State processing for approvals.

Before joining D.S. Thaler & Associates, Inc. in July 1987, Ms. McArthur was a Landscape Architect at *Danze & Davis Architects*, a multi disciplinary design company where her responsibilities extended through all phases of project development from conceptual planning and layout to final design, Local and State processing for approvals and construction coordination. Ms. McArthur is experienced in residential and commercial site planning and landscape design, construction coordination and document preparation.

DEVELOPER' S

EXHIBIT NO. _____

3



MICKEY A. CORNELIUS, P.E., P.T.O.E.

Senior Vice President

Mickey Cornelius, proudly one of the first certified Professional Traffic Operations Engineers (P.T.O.E.) in the nation, is Senior Vice President of the firm, responsible for managing various aspects of the firm's traffic engineering and transportation planning studies. He is experienced in many aspects of traffic engineering and transportation planning, including traffic analysis, traffic forecasting and associated modeling, geometric design, traffic signals and signal systems evaluation/design, parking and circulation, traffic calming, and transportation systems management.

As a registered Professional Engineer, Mr. Cornelius has over 15 years experience in the highway transportation and traffic engineering profession. His experience in both the public and private sectors has provided him with a broad range of expertise in his field. Mr. Cornelius has conducted over 1,500 traffic engineering studies and has served as a transportation planner for the development of Master Plans for both private firms and public agencies. His educational and professional background has qualified him as an expert in the field of traffic engineering and transportation planning before numerous County and Municipal Planning and Zoning Boards in Maryland, as well as in Pennsylvania, New Jersey and New York.

Job History

1987 - Present

Traffic Engineering Consultant, The Traffic Group, Inc.

1984 - 1987

Traffic Engineering Consultant

1982 - 1984

Civil Engineer, Highway Construction

Educational Background

- *B.S. in Civil Engineering* with emphasis in Transportation
Pennsylvania State University
- *Traffic Engineering Courses*
Northwestern University Traffic Institute
Polytechnic Institute of New York

Affiliations

- Certified Professional Traffic Operations Engineer (P.T.O.E.)
- Registered Professional Engineer (P.E.)—DE, MD, NJ, PA, VA
- Institute of Transportation Engineers (I.T.E.)
- National Society of Professional Engineers (N.S.P.E.)
- Urban Land Institute (U.L.I.)
- Maryland Association of Engineers (M.A.E.)
- Consulting Engineers Council of Pennsylvania (CEC/PA)
- American Society of Civil Engineers (A.S.C.E.)

Examples of places where Mr. Cornelius has testified as an expert witness

MARYLAND

City of Annapolis - City Council

Anne Arundel County - Board of Appeals;
Zoning Hearing Examiner

City of Baltimore - City Council; Planning Commission

Baltimore County - County Review Group, Zoning Commissioner,
Board of Appeals; Circuit Court; District Court

Town of Bel Air - Planning Board; Town Commissioners;
Zoning Hearing Examiner

Carroll County - Board of Appeals; County Commissioners;
Planning Board

City of Bowie - Planning Advisory Board; Mayor and City Council
Cecil County - Technical Advisory Committee

Charles County - Board of Appeals

Dorchester County - Board of Appeals

Frederick County - Planning Board; County Commissioners;
Board of Appeals

Harford County - Zoning Hearing Examiner

Howard County - Planning Board; Zoning Board; Board of Appeals

Town of Indian Head - Planning Commission

Montgomery County - Planning Board; Zoning Hearing Examiner;
Board of Appeals

Town of North East - Planning Commission

Prince George's County - Planning Board; County Council

Washington County - Board of Appeals

City of Westminster - Mayor and Common Council

Wicomico County - Board of Zoning Appeals

NEW JERSEY

State Court of Administrative Law

Cumberland County - Manchester Township

Zoning Hearing Board

City of Millville - Planning Commission

PENNSYLVANIA

York County - Manchester Township Zoning Hearing Board

Shrewsbury Borough - Planning Commission

NEW YORK

Town of East Hampton - Planning Commission

The Traffic Group, Inc. ◊ 9900 Franklin Square Drive ◊ Suite H ◊ Baltimore, Maryland 21236
410-931-6600 ◊ Fax: 410-931-6601 ◊ www.trafficgroup.com

(1/14/02)

DEVELOPER' S

EXHIBIT NO. 4

PROFESSIONAL QUALIFICATIONS

DAVID S. THALER
P.E., L.S., F., ASCE, F., NSPE

7115 Ambassador Road, PO Box 47428
Baltimore, Maryland 21244-7428
Tel: 410-944-3647

EDUCATION

Baltimore Polytechnic Institute	1966
Lehigh University - BS, Civil Engineering	1970
Lehigh University - MBA, Management	1971
Lehigh University - MA, Economics	1978
Lehigh University - Ph.D., Business & Economics (completed all but dissertation)	

PROFESSIONAL ENGINEER

• Maryland • Virginia • Pennsylvania • District of Columbia • Delaware

REGISTERED LAND SURVEYOR - Maryland

LICENSED REAL ESTATE BROKER - Maryland

MEMBERSHIP IN PROFESSIONAL OR TECHNICAL SOCIETIES

American Society of Civil Engineers, since 1970 – **Fellow**.

National Society of Professional Engineers, since 1971- **Fellow**.

Professional Engineers in Construction Division - **Charter Member**, since 1972.

Maryland Society of Professional Engineers - **Director**, 1985-1989.

Baltimore Chapter -**President**, 1985/86.

Engineering Society of Baltimore - 1977-1995.

Editorial Board - Baltimore Engineer – 1992.

Society of American Military Engineers - 1972 – 1990.

Beta Gamma Sigma (National Business Honorary) 1975.

Maryland Society of Surveyors 1979-1992.

Home Builders Association of Maryland, Inc., Baltimore County Chapter

Board of Directors, 1978 - 1989, 1994-1995.

Secretary/Treasurer, 1979, second Vice President, 1980, 1981 - Vice President, 1982.

Home Builders Association of Maryland, Inc.

Board of Directors 1988 – 1992.

Chairman, Editorial Advisory Board Maryland Builder - 1988 – 1993.

Chairman, Land Use Committee - 1987 – 1990.

Founding President 1990 - *Land Development Council*, Vice President 1991-1996, 2004

Lamda Alpha International - (Honorary Land Economics Society) since 1994.

DEVELOPER'S

EXHIBIT NO. 6

Prepared For: _____

SIDNEY EMMER BUILDERS
1801 FALLS ROAD
BALTIMORE, MD 21201
410.685.5200

Prepared By: _____

D.S. THALER & ASSOCIATES, INC.
7115 AMBASSADOR ROAD
BALTIMORE, MARYLAND 21244-7428
410.944.3647

Conceptual Design Guidelines

RUN CROSSING

DEVELOPER'S

MAY 2006

EXHIBIT NO.

2

The Run Crossing project enhances the character of both the immediate area and the larger Owings Mills community with a strong sense of neighborhood and inviting residences that create a vibrant place to live, work and play.

Traditional neighborhood design elements with buildings close to the street, parallel parking and a series of intimate gathering spaces enliven the streetscape and encourage interaction with neighbors. The entrance is highlighted by a landscaped open space area separating the first residence from Pleasant Hill Road. The bifurcated estate entrance is landscaped on both sides projecting an immediate sense of arrival and community identity. Run Crossing sits along a ridge above its neighbors to the south providing extended views from the entrance as well as from the adjacent public spaces.

Run Crossing is carefully designed to fit with the existing community. The architecture is similar to the adjacent homes at the Village of Mill Run, but with several enhanced features. A single lead walk to a common architecturally detailed entrance is shared by every two residences, unifying the site plan. All residences are entered at street level providing a traditional streetscape. Building facades vary widely with different entrance detailing, variety in the amount and color of brick, as well as, interesting window types. This level of detailing gives each residence its own identity and helps to create a dramatic streetscape. Open space areas are provided with amenities such as a gazebo, putting green, and a barbeque grill to encourage open space use and community interaction. This project will also provide another public link to the expanding Red Run greenway system.

Run Crossing is the final piece of the evolving community along Doldfield Boulevard on the north side of Red Run. With pedestrian linkage to the mixed use Mill Run community as well as the Red Brook Corporate Center, Run Crossing will add to the vibrancy of the community.

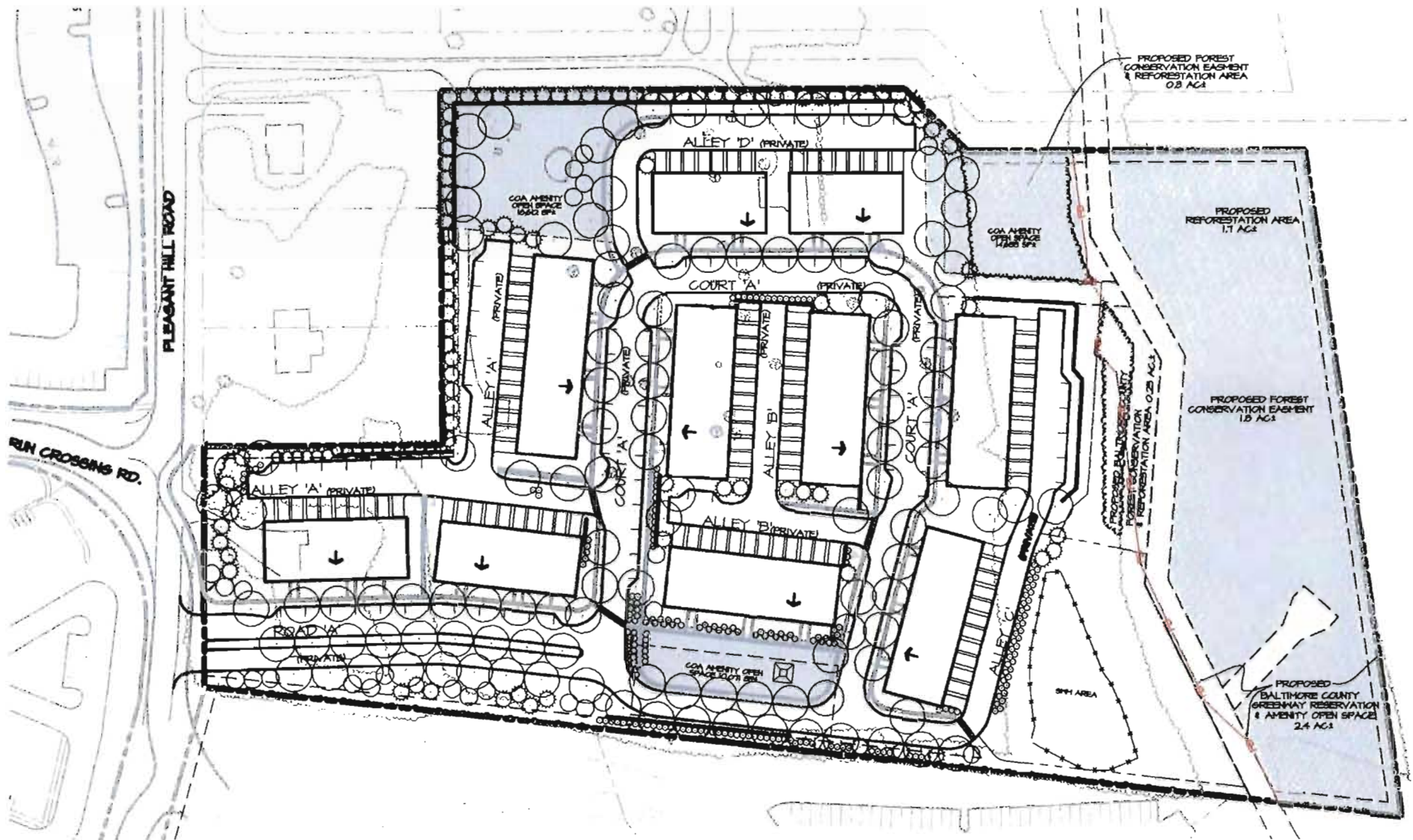
Narrative

RUN CROSSING

D.S. THALER AND ASSOCIATES, INC.

7115 Ambassador Road
410.944.3647

Baltimore, Maryland 21244-7428



Site Plan
RUN CROSSING



D.S. THALER AND ASSOCIATES, INC.

7115 Ambassador Road
 410.944.3647

Baltimore, Maryland 21244-7428



BALTIMORE COUNTY

M A R Y L A N D

JAMES T. SMITH, JR.
County Executive

July 26, 2006

WILLIAM J. WISEMAN III
Zoning Commissioner

Mr. Allan E. McLeod
Unit 9683
9683 Ashlyn Circle
Owings Mills, Maryland 21117

Robert A. Hoffman, Esquire
Patsy Malone, Esquire
Venable LLP
210 Allegheny Avenue
Towson, Maryland 21204

RE: Run Crossing
E/S Pleasant Hill Road
Opposite Run Crossing Road
4th Election District – 4th Council District
Case No. IV-665

Dear Messrs. McLeod, Hoffman and Ms. Malone:

The purpose of this letter is to provide you with updated information relative to the planned future of Dolfield Boulevard, the bridge over the Red Run Stream and the county's acquisition of the Schuster property. On Friday, July 21, 2006, I met with the Deputy Director of the Department of Public Works and key officials of the County's Bureau of Engineering and Design Division, Division of Construction Contracts Administration, and the Bureau of Land Acquisition.¹ I believe the following timetable will prove to be accurate:

1. The 400-foot bridge over Red Run southwest of the Run Crossing proposal is projected for completion by the fall of 2008. The design work is essentially (99.9%) completed. Advertisements for bid, however, will likely not be released until early 2007 with a construction start date in March or April, 2007.

¹ It is to be noted in the Development file that my meeting subsequent to the public hearing was done with the knowledge and consent of the parties. The inquiry was necessitated in view of the uncertainty expressed by the Developer and community alike regarding the on again – off again nature of the Dolfield Boulevard extension and timing of the critical bridge construction. Community representatives and residential neighbors are frustrated and express concerns in regard to traffic using Pleasant Hill Road. This history is documented in prior zoning case files: 05-002-SPHA and 06-095-SPH.

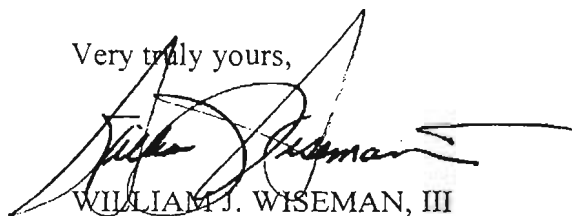
Construction efforts will take approximately 18 months at a county cost of \$7 million.

2. There should be no stumbling blocks with regard to the construction of Dolfield Boulevard from the terminus of the bridge to Red Run Boulevard. Baltimore County will complete its purchase of the entire Schuster property within the next several weeks. It should be noted, however, that the property is currently encumbered by the terms of a lease agreement. It will take the county an additional 70 days following the purchase to remove the tenant from the property.
3. Community concerns raised during the hearing and having to do with two properties north of Run Crossing just before Dolfield reaches Red Run Boulevard should be considered a non-issue. There is presently capacity for three of the four lanes at this point and Bureau of Land Acquisition's Eric Rockel is working towards an amicable resolution of this matter with the involved property owners.

I trust that the above provides some direction as to what can be expected. At present, I see no need for business or community leaders to contact Councilman Oliver for his assistance. There is indeed a light at the end of the tunnel for those encountering day-to-day traffic problems on Pleasant Hill Road. There should be little to no adverse traffic impacts associated with the approval of the Run Crossing project. Dolfield Boulevard and the multi-family units proposed should bear similar completion dates.

Should you desire additional information, please do not hesitate contacting me. For future reference and updates on the various phases outlined above, I suggest you contact Mr. John E. Ruke at 410-887-3739.

Very truly yours,



WILLIAM J. WISEMAN, III
Zoning Commissioner
for Baltimore County

WJW:dlw

- c: D.S. Thaler, Stacey McArthur, Katie DeMarco, and Andy Feretti
Box 47428, Baltimore, MD 21244-7428
Mickey Cornelius, 9900 Franklin Square Drive, Suite H, Baltimore, MD 21236
Charles Nass & Sidney Emmer, Sidney Emmer Builders,
1801 Falls Road, Baltimore, MD 21209
Donna Boecker, 125 South Ritters Lane, Owings Mills, MD 21117
James & Katherine Thomas, 11023 Mill Centre Drive, Owings Mills, MD 21117
Audrey Coppersmith, 9625 Ashlyn Circle, Owings Mills, MD 21117
Dottie Keslinger, 9423 Ashlyn Circle, Owings Mills, MD 21117
Case File

From: William Korpman
To: Patricia Zook
Date: 7/26/2006 11:57:49 AM
Subject: Re: Dolfield Blvd. - Bridge Construction Project

The letter looks good to me. It is consistent with our discussion.

Bill

>>> Patricia Zook 7/25/2006 3:55 PM >>>

Bill -

Bill Wiseman asked me to thank you for arranging a prompt meeting and providing answers to questions concerning this rapidly growing residential corridor. He asked me to provide you with a letter he would like to send to the representatives who attended the Hearing Officer's Hearing held on July 20, 2006.

Please let Bill or me know if there is anything you find objectionable concerning this letter.

We await your response.

Patti Zook
Legal Secretary
Baltimore County
Office of the Zoning Commissioner
410-887-3868

IMPORTANT MESSAGE

FOR Bill
DATE 7-26 TIME 12:30 A.M.
P.M.
M Patsy Malone
OF _____
PHONE 410-494-6206
AREA CODE NUMBER EXTENSION
 FAX
 MOBILE
AREA CODE NUMBER TIME TO CALL

TELEPHONED		PLEASE CALL	
CAME TO SEE YOU		WILL CALL AGAIN	
WANTS TO SEE YOU		RUSH	
RETURNED YOUR CALL		SPECIAL ATTENTION	

MESSAGE
letters look
great!

SIGNED

BALTIMORE COUNTY, MARYLAND

Board of Appeals of Baltimore County

Interoffice Correspondence

DATE: January 11, 2008

TO: Timothy Kotroco, Director
Permits & Development Management

FROM: Linda B. Fliegel
Board of Appeals

SUBJECT: **CLOSED APPEAL CASE FILES/CASES DISMISSED**

<i>NAME</i>	<i>CASE NUMBER</i>	<i>DATE OF ORDER OF DISMISSAL</i>
2004		
ERIC DOTT PROPERTY/PDM XI-964	04-027-M	MAY 29, 2007
2006		
GEMCRAFT HOMES	CBA-06-022	SEPT. 26, 2007
2200 ROLLING ROAD	CBA-06-029	OCT. 31, 2007
TERRY WILLIAMS	CBA-06-012	OCT. 11, 2006
TERRY WILLIAMS	CBA-06-036	OCT. 11, 2006
TREAVOR & KELLY WELLS	04-343-X and 06-073-X	SEPT. 27, 2007
JAMES REILMAN	06-029-SPH	OCT. 18, 2007
JAMES REILMAN	06-660-SPH	OCT. 18, 2007
BENHOFF BUILDERS, INC.	06-257-A	MAY 31, 2007
FRANCIS & PHYLLIS COPPERSMITH	06-676-SPH	NOV. 7, 2007
2007		
CHARLESTOWN - DRC	CBA-07-106	SEPT. 7, 2007
RUN CROSSING	CBA-07-121	JULY 27, 2007
FULLERTON FEDERAL SAVINGS	CBA-07-127	OCT. 2, 2007
ANGELA L. SIDBURY	07-111-SPHA	SEPT. 26, 2007
WINDSOR CONDOMINIUM-PERRY HALL	07-113-SPH	AUG. 31, 2007

Bill Wiseman - Run Crossing - HOH - PDM# 04-665

From: Philip Martin
To: Kennedy, Dennis; Putty, Darryl; rahoffman@venable.com; Wiseman, Bill
Date: 07/20/06 1:26 PM
Subject: Run Crossing - HOH - PDM# 04-665

On Thursday, July 20, 2006, I meet with Mr. Ed Adams, Director of Public Works, to review the following outstanding items brought to light at the HOH for Run Crossing.

1. Private sanitary sewer:

Sidney Emmer Builders, Inc. sent Mr. Adams a letter on May 5, 2006, requesting permission to serve the site with a private sanitary sewer system.

After reviewing the Development Plan and the letter of May 5, 2006, Mr. Adams has granted permission for the private sanitary sewer in lieu of the required public sewer at the subject site.

2. Sidewalk waiver:

After reviewing the Development Plan, Mr. Adams has decided to grant a waiver of standards to allow no sidewalks along the south side of proposed Road 'A' at the subject site.

Bill Wiseman - Run Crossing

From: Eric Rockel
To: Wiseman, Bill
Date: 07/21/06 1:31 PM
Subject: Run Crossing

Bill: I wanted to follow up with one more item that resulted from the meeting earlier today. When I got back to our office I spoke to Bill Miner, who attended the HOH. In looking over the development plan, there is a highway widening as shown on an old subdivision plat , the H. Disney Property, Sec. A., plat book 20/159A, that is situated between the existing Pleasant Hill Road and Mr. Emmer's proposed development. This widening area will have to be obtained by Mr. Emmer and conveyed to Baltimore County prior to record plat approval. Bill Miner did not make that comment, and I just wanted to go on the record with that remark. Thank you and have a great weekend.

Baltimore County Government
Department of Permits and Development Management



111 West Chesapeake Avenue
Towson MD 21204

(410) 887-3321
(410) 887-2877 (fax)

June 15, 2007

Mr. Sidney Emmer
Mr. Charles Naas
Sidney Emmer Builders, Inc.
1801 Falls Road
Baltimore, MD 21209

RE: Appeal of Hearing Officer's Hearing &
Development Plan Order
E/S Pleasant Hill RD, OPP Run Crossing RD
Run Crossing
PDM#IV-665, District 4c4

Dear Mr. Emmer and Mr. Nass:

Please be advised that an appeal of the above-referenced case was filed in this office on June 5, 2007 by Katherine Thomas on behalf of 224 homeowners. The project was previously appealed in the zoning office concerning the zoning issue on September 7, 2006 but was never appealed regarding the Hearing Officer's Hearing and the Development Plan Order. All materials relative to the case have been forwarded to the Baltimore County Board of Appeals (Board).

If you would like to inquire about the date of the hearing, please contact the Board. Their telephone number is 410-887-3180 and Kathleen Bianco will give you the necessary information.

Sincerely,

A handwritten signature in black ink, appearing to read "Timothy Kotroco".

Timothy Kotroco
Director

TK:kw

c: Robert Hoffman, Esq.
Patricia Malone, Esq.
Katherine Thomas
See Continuation Sheet
People's Counsel
Baltimore County Board of Appeals
File

RECEIVED
JUN 20 2007

BALTIMORE COUNTY
BOARD OF APPEALS

APPEAL

Hearing Officer's Hearing Decision
E/S Pleasant Hill RD, OPP Run Crossing RD
Run Crossing
D.S. Thaler & Associates, Inc. - Engineer
Sidney Emmers Builders, Inc. -Developer
4th Election District - 4th Councilmanic District
PDM No. IV-665

CBA-07-121

Concept Plan

- ✓ Concept Plan date stamped November 29, 2005 (2 of 2)
- ✓ Concept Plan Requirements Checklist (3 of 3)
- ✓ County agency comments
- ✓ Tax Clearance (2 of 2)

FDP Partim

✓

RECEIVED

JUN 19 2007

BALTIMORE COUNTY
BOARD OF APPEALS

Community Input Meeting (CIM)

Notification from Engineer to Community (None)

- ✓ CIM Minutes dated January 24, 2006 (3 of 3)
- ✓ Cim Attendance Record for January 24, 2006 (3 of 3)

- ✓ Certificate of Posting for CIM Meeting dated January 2, 2006 (2 of 2)

- Waiver Request (None)

Development Plan

- Development Plan date stamped May 8, 2006 (2 of 2)
- Preliminary Forest Conservation and Forest Buffer Plan date stamped May 8, 2006 (3 of 3)
- Preliminary SWM Hydro & Suitable Outfall Evaluation
- Existing Conditions Drainage Area Map (2 of 2)
- Development Plan Requirement checklist (4 of 4)
- School Impact Analysis (3 of 3)
- County Agency Comments

Hearing Officer Hearing (HOH)

- Notification of Development Plan Conference and HOH dated May 17, 2006 (2 of 2)
- Notification of Rescheduled HOH dated June 15, 2006 (3 of 3)
- Hearing Officer's Hearing Sign-In Sheets dated July 20, 2006 (3 of 3)

Certificate of Posting for HOH dated May 22, 2006 (2 of 2)

Certificate of Posting for HOH dated June 21, 2006 (2 of 2)

Miscellaneous Correspondence

- Baltimore County, Maryland Map No. 67 (1of 1)
- Letter from J. Carroll Holzer to Timothy Kotroco dated May 31, 2006 (1 of 1)
- Fax from J. Carroll Holzer to Bill Wiseman dated July 14, 2006 (2 of 2)
- Letter from J. Carroll Holzer to Timothy Kotroco dated July 14, 2006 (1 of 1)
- Email from Phil Martin to Dennis Kennedy, Darryl Putty, etc. dated July 20, 2006 (1 of 1)
- Email from Eric Rockel to Bill Wiseman dated July 21, 2006 (1 of 1)
- Letter from William Wiseman to Allan McLeod, Robert Hoffman, etc. dated July 26, 2006 (2 of 2)
- Email from William Korpman to Patricia Zook dated July 26, 2006(2 of 2)

Developer's Exhibits

- ✓ Exhibit 1a – Redlined Development Plan dated July 20, 2006(in red)(1 of 1)(Page 1)
- ✓ Exhibit 1b – Redlined Development Plan dated July 20, 2006 (1 of 1) (Page 2)
- ✓ Exhibit 2 – Pattern Book
- ✓ Exhibit 3 – Resume of Stacey A. McArthur(1 of 1)
- ✓ Exhibit 4 – Resume of Mickey A. Cornelious (1 of 1)
- ✓ Exhibit 5 – Area Plan of Run Crossing/Map of Dolfield Exchange dated September 8, 2005(1 of 1)
- ✓ Exhibit 6 – Resume of David S. Thaler (1 of 1)
- ✓ Exhibit 7 – Run Crossing Neighborhood Aerial Photo/Compatability Map

Protestants' Exhibits

None Found in File

County Exhibits

- ✓ Exhibit 1 - School Impact Analysis dated July 13, 2006(9 of 9)
- ✓ Exhibit 2 – Revised School Impact Analysis dated May 11, 2006 (9 of 9)

✓ Hearing Officer's Opinion & Development Plan Order dated August 11, 2006 (12 of 12)

Development Plan

- ✓ Letter from Darryl D. Putty to Sidney Emmer Builders dated September 7, 2006 (1 of 1)
- ✓ Revised PDM Certification Letter dated August 24, 2006 (1 of 1)
- ✓ Approved Development Plan dated September 5, 2006 (2 of 2)

Notice of Appeal

- ✓ Faxed Letter from Katherin Thomas to Department of Permits and Development Management dated September 7, 2006 (1 of 1)

No Petition as of 6-25-07.

Notification List

NOTIFICATION LIST

Alexander Krom, Klara Krom, Daniel Schuster, Jean Schuster, Kenneth Mays, Mary Mays,
c/o Developer or Attorneys representing Developer (See Below)
Sidney Emmer and Charles Nass, Sidney Emmer Builders, Inc., 1801 Falls Road,
Baltimore, MD 21209, Developer
Robert Hoffman, Esq. and Patricia Malone, Esq. Venable, Baetjer & Howard, LLP
210 Allegheny Avenue, Towson, MD 21204, Attorneys representing Developer
David Thaler (engineer & land planner) and Stacey McArthur (landscape architect),
D.S. Thaler & Associates, Inc. Box 47428, Baltimore, MD 21244-7428, Engineers
Mr. Mike Cornelius, The Traffic Group, Inc., 9900 Franklin Square Drive, Ste. H,
Baltimore, MD 21236, Expert Witness (Traffic Engineer)
Katherine Thomas, 11023 Mill Centre Drive, Owings Mills, MD 21117
(representing 224 homeowners)
Audrey Coppersmith, 9625 Ashlyn Circle, Owings Mills, MD 21117, Residents
Alan McLeod, 9688 Ashlyn Circle, Owings Mills, MD 21117
Mr. and Mrs. James Thomas, 11023 Mill Centre Drive, Owings Mills, MD 21117
Dottie Keslinger, 9423 Ashlyn Circle, Owings Mills, MD 21117
Donna Boecker, 125 South Ritters Lane, Owings Mills, MD 21117

William Wiseman, Esq., Zoning Commissioner
Timothy Kotrocco, Director, Department of Permits and Development Management
Walt Smith, Development Manager
John Sullivan, Zoning
Phil Martin, Development Plans Review
People's Counsel
William Minor, Land Acquisition
Curtis Murray, Planning Office
David Lykens, DEPRM
Bruce Gill, Rec & Parks

Baltimore County Government
Department of Permits and Development Management



111 West Chesapeake Ave.
Towson, MD 21204

410-887-3321
410-887-2877 (fax)

September 7, 2006

Sidney Emmer Builders
1801 Falls Road
Baltimore, MD 21201

Re: Approved Development Plan
Run Crossing
PDM #: IV-665

Dear Sir/Madam:

Enclosed you will find a copy of the approved, signed Development Plan for your files on the above referenced project. Please note that one (1) additional copy is being forwarded to the engineer to be used as a PWA mark-up plan, if applicable, to show all required public works improvements.

This development proposal may be further processed in accordance with the following:

An introductory meeting may be scheduled through this office to establish time frames for the submission, review and approval of all phase II plans.

A certified or cashier's check in the amount of \$11,181.00, made payable to Baltimore County, MD must be forwarded to this office to cover processing of phase II plans.

A public works agreement (PWA) must be prepared by your consultant. This agreement and related forms may be obtained by contacting this office.

The Final Plat may be processed for recording.

Sincerely,

A handwritten signature in black ink that reads "Darryl D. Putty".

Darryl D. Putty
Deputy Director

DTR:kw

c/enc: D. S. Thaler & Associates, Inc. (2)

R&P(1), DEPRM(1), DPR(1), PO(1), B of ED (1), File(2)

of the approved/signed Development Plan is in the
ion folder.

DATE: 8/24/06

LONG

/ SHORT

REVISED PDM CERTIFICATION LETTER:

Project: Car Crossing pdm # V-665

Type of Plan: Development Plan (Development; Refinement; Ltd. Exempt; etc.)

DOES THIS REQUIRE A PWA? YES / / NO

IF THIS IS A REFINEMENT, INDICATE NAME OF CURRENT ENGINEER: D. S. Thaler & Associates, Inc.

Enclosed you will find a copy of the approved, signed Development Plan for your files on the above referenced project. Please note that one (1) additional copy is being forwarded to the engineer to be used as a PWA mark-up plan, if applicable, to show all required public works improvements.

This development proposal may be further processed in accordance with the following:

- An introductory meeting may be scheduled through this office to establish time frames for the submission, review and approval of all phase II plans.
- A certified or cashier's check in the amount of \$ 11,181.00, made payable to Baltimore County, MD must be forwarded to this office to cover processing of phase II plans.
- Our records indicate that a phase II fee of \$ _____, was paid on _____.
- A public works agreement (PWA) must be prepared by your consultant. This agreement and related forms may be obtained by contacting this office.
- The Final Plat may be processed for recording.
- Because this project is on a state road, the State Highway Administration (SHA) will require plan review prior to approval of any permit. For further information, contact Larry Gredlein of SHA at (410)545-5600.

Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3321

June 15, 2006

Sidney Emmer Builders
1801 Falls Road
Baltimore, MD 21201

Re: Run Crossing
PDM Number IV-665
HOH Rescheduled

Dear Sir or Madam:

The Hearing Officer's Hearing for the above referenced project has been rescheduled from Wednesday, June 21, 2006, to **Thursday, July 20, 2006**. The continued date if needed will be Friday, July 21, 2006. The meetings will be held **9:00 a.m.**, in room 106, County Office Building; 111 West Chesapeake Avenue; Towson, MD 21204.

It is the developer's responsibility to post the property. Please note the property must be posted by **June 21, 2006**. A county authorized sign posting company must post the sign(s). A list of authorized sign posters is available in Room 123 of the County Office Building. A certificate of posting and photograph of the sign must be forwarded to this office prior to the Hearing Officer's Hearing.

Sincerely,

A handwritten signature in cursive script that reads "Darryl D. Putty/dak".

Darryl D. Putty
Project Manager

DDP:dak

c: D. S. Thaler & Associates, Inc.

Visit the County's Website at www.baltimorecountyonline.info

DEVELOPMENT PLAN CONFERENCE AND HEARING OFFICER'S HEARING
NOTIFICATION

Name of Development:

Location:

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 and Development Management of Baltimore County, is as follows:

Hearing Date: _____ Time: _____

Hearing Location: Room _____ of the _____
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 will be presented to the developer's representative at the Development Plan Conference to be held on (date _____) at (time _____) 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. You are invited to observe this exchange between county staff and the developer, however, the public hearing will provide the proper format for citizen comment.

Please accept this letter as written notification that agency comments, responses and recommendations as required by the County Code will be available in the official file 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/Zoning Commissioner 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 and Development Management at 410-887-3335.

Respectfully yours,

Enclosure: Development Plan

PDM/Development Management; 111 W. Chesapeake Avenue; Towson. MD 21204

MR ANDREW AUBURGER
127 SOUTH RITTERS LANE
OWINGS MILLS MD 21117

MS VIVIAN A BERT
11035 MILL CENTRE DRIVE
OWINGS MILLS MD 21117

MR HENRY BLUM
9772 ASHLYN CIRCLE
OWINGS MILLS MD 21117

MS DONNA BOECKER
125 SOUTH RITTERS LANE
OWINGS MILLS MD 21117

MS BERNETIA BROOKS
107 GRIST STONE WAY
OWINGS MILLS MD 21117

MR & MRS GRAHAM BUCHOLZ
11025 MILL CENTRE DRIVE
OWINGS MILLS MD 21117

MS AUDREY COPPERSMITH
9625 ASHLYN CIRCLE
OWINGS MILLS MD 21117

MS JUANITA CROWSON
9736 ASHLYN CIRCLE
OWINGS MILLS MD 21117

MR & MRS JACK EICHHORN
9465 ASHLYN CIRCLE
OWINGS MILLS MD 21117

MR SID EMMER
1801 FALLS ROAD
BALTIMORE MD 21201

MR PHILIP FILNER
13 OLD TOLLGATE ROAD
OWINGS MILLS MD 21117

MR DAVID FITZGERALD
11062 ALEX WAY
OWINGS MILLS MD 21117

MS LINDA L HOMMER
9633 ASHLYN CIRCLE
OWINGS MILLS MD 21117

MS KAREN JANIGA
102 GRIST STONE WAY
OWINGS MILLS MD 21117

MR & MRS ALFRED KESLINGER
9423 ASHLYN CIRCLE
OWINGS MILLS MD 21117

MS CHRISTINA KIM
9623 ASHLYN CIRCLE
OWINGS MILLS MD 21117

MR & MRS DERRICK LAPP
301 KEARNEY DRIVE
OWINGS MILLS MD 21117

MR & MRS ALLAN MCLEOD
9683 ASHLYN CIRCLE
OWINGS MILLS MD 21117

O J PORTS
601 PLEASANT HILL ROAD
OWINGS MILLS MD 21117

MS ROBERTA SCHUTZ
9571 ASHLYN CIRCLE
OWINGS MILLS MD 21117

MS ROSA STREET
5 MILLPOND COURT
OWINGS MILLS MD 21117

MR WILLIAM SYKES
9 MILLPOND COURT
OWINGS MILLS MD 21117

MR D S THALER
P O BOX 47428
BALTIMORE MD 212447428

MR & MRS JAMES THOMAS
11023 MILL CENTRE DRIVE
OWINGS MILLS MD 21117

MR & MRS CHET TYMINSKI
19 MILLPOND COURT
OWINGS MILLS MD 21117

MS MELISSA ULICKY
9514 TESSA LANE
OWINGS MILLS MD 21117

MS EDITH C WHITE
9738 ASHLYN CIRCLE
OWINGS MILLS MD 21117

MR & MRS LEON WILLIAMS
9513 ASHLYN CIRCLE
OWINGS MILLS MD 21117

CERTIFICATE OF POSTING

RE: Case No.: H.O.H.

Petitioner/Developer: SIDNEY

EMMER BUILDERS, INC.

Date of Hearing/Closing: JUNE 21, 2006

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Walt Smith

ROOM 123

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

609 PLEASANT HILL RD

W/ OF RED RUN BLVD

The sign(s) were posted on _____

5-22-06

(Month, Day, Year)

Sincerely,

Robert Black 5-25-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



CERTIFICATE OF POSTING

RE: Case No.: H. O. H.

Petitioner/Developer: SIDNEY

EMMER BUILDERS

Date of Hearing/Closing: JULY 20, 2006

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN: Walt Smith ROOM 123

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at: _____

DATE CHANGE - 609 PLEASANT HILL RD

The sign(s) were posted on JUNE 21, 2006
(Month, Day, Year)

Sincerely,

Robert Black 6-22-06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



Baltimore County Government
Department of Permits and
Development Management



111 West Chesapeake Avenue
Towson, MD 21204

410-887-3321

May 17, 2006

Sidney Emmer Builders
1801 Falls Road
Baltimore, MD 21201

Re: Run Crossing
PDM Number IV-665

Dear Sir or Madam:

The Development Plan Conference, and the Hearing Officer's Hearing, have been scheduled on the above referenced project. Please arrange to attend these meetings with appropriate representation.

DEVELOPMENT PLAN CONFERENCE:

Date: Wednesday, May 31, 2006 Time: 11:00 AM
Location: Development Management Conference Room 123
County Office Building; 111 W. Chesapeake Avenue; Towson, MD 21204

HEARING OFFICER'S HEARING:

Date: Wednesday, June 21, 2006 Time: 9:00 AM
Location: Room 407, Courts Building; 401 Bosley Avenue; Towson, MD 21204

A copy of a public notification letter of the Development Plan Conference and Hearing Officer's Hearing, is attached for your convenience. Please note that it is the developer's responsibility to send a copy of the development plan, and notify all interested parties of the conference and hearing. Also, it is the developer's responsibility to post the property. Please note the property must be posted by **May 23, 2006**. A county authorized sign posting company must post the sign(s). A list of authorized sign posters is available in Room 123 of the County Office Building. A certificate of posting and photograph of the sign must be forwarded to this office prior to the Hearing Officer's Hearing.

Sincerely,

A handwritten signature in cursive script that reads "Darryl D. Putty / dak".

Darryl D. Putty
Project Manager

DDP:dak

c: D. S. Thaler & Associates, Inc.

Visit the County's Website at www.baltimorecountyonline.info

DEVELOPMENT PLAN CONFERENCE AND HEARING OFFICER'S HEARING
NOTIFICATION

Name of Development:
Location:

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 and Development Management of Baltimore County, is as follows:

Hearing Date: _____ Time: _____

Hearing Location: Room _____ of the _____
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 will be presented to the developer's representative at the Development Plan Conference to be held on (date _____) at (time _____) 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. You are invited to observe this exchange between county staff and the developer, however, the public hearing will provide the proper format for citizen comment.

Please accept this letter as written notification that agency comments, responses and recommendations as required by the County Code will be available in the official file 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/Zoning Commissioner 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 and Development Management at 410-887-3335.

Respectfully yours,

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

DEVELOPMENT PLAN CHECKLIST

(See Sections 32-4-221 through 32-4-224, Baltimore County Code)

The plan shall be filed within 12 months after the final Community Input Meeting is concluded. It shall be drawn to an appropriate scale in a clear and legible manner and shall be filed with the Department of Permits and Development Management.

1. The plan shall contain the following background information:

- Vicinity map showing site location and a note identifying election and councilmanic districts
- Census tract, watershed and subwatershed
- Subdivision name and applicant's name and address
- Name and address of person who prepared the plan
- Current zoning of the subject property and surrounding properties, including the location of any residential transition areas
- Ownership of the subject property and adjacent properties, including deed reference (s) and tax account number(s), as shown on the most recent tax maps as published by the Department of Assessments and Taxation, or on the basis of more current information if the same is available to the applicant
- Existing buildings and access points on property adjacent to the subject property
- Petitions for variances, special exceptions, special hearings, Chesapeake Bay Critical Area variations, or requests for waivers from county regulations or standards
- Limitations established by the courts, County Board of Appeals, Planning Board and/or Zoning Commissioner or restrictive covenants recorded with individuals or groups which would limit proposed development on the site
- The plan shall contain a certification under oath that there are no delinquent accounts for any other development with respect to any of the following: the applicant, a person with a financial interest in the proposed development, or a person who will perform contractual services on behalf of the proposed development
- The plan shall be signed and sealed by the surveyor, engineer, architect, or landscape architect as appropriate indicating that the plan is accurate and has been prepared in compliance with these regulations.

2. The plan shall identify the following existing site conditions information:

- Existing topography, and existing topography for adjacent properties as shown on Baltimore County photogrammetric plats or more recent information where available
- Existing streams, bodies of water and springs

- ✓ Soil types in accordance with the Soil Survey, Baltimore County, Maryland, including identification of prime and productive soils
- ✓ Existing wooded areas
- ✓ Existing buildings on the property
- ✓ One hundred-year floodplains or flood areas for both riverine and tidal areas
- ✓ Wetlands
- ✓ Identification of any building, property or site within or contiguous to the proposed development included on the Maryland Historical Trust Inventory of Historic Properties, the Baltimore County Preliminary or Final Landmarks List, the National Register of Historic Places, the Maryland Archaeological Survey, or identification of any Baltimore County Historic District, or National Register District covering the proposed development
- ✓ Designated areas of critical state concern identified as such under the procedures of Section 5-611 of the State Finance and Procurement Article of the Annotated Code of Maryland, as from time to time amended, and as mapped and available for inspection in the Office of Planning
- ✓ As known to the applicant, location and description of hazardous material as defined by Section 7-101 of the Environmental Article of the Annotated Code of Maryland, as from time to time amended.

3. The plan shall contain the following development proposal information:

- ✓ Proposed lot or building layout with parking and loading area
 - ✓ Proposed street layout with existing and future paving and right-of-way widths indicated included pedestrian walkways
 - ✓ Location of existing and proposed easements or rights-of-way, public and private
 - ✓ Existing and proposed county, state and private streets, along with estimated proposed average daily trips attributable to the development in the plan
 - ✓ Transit services when appropriate as per the Maryland Mass Transit Administration's Access by Design publication
 - ✓ Proposed and existing water and sewer lines
 - ✓ Proposed and existing well and septic areas
 - ✓ Proposed and existing utility systems and fire hydrants
 - ✓ General schematic proposals for grading and retaining walls, including the anticipated alteration or removal of vegetation or other natural features or a designated limit of disturbance line
 - ✓ Storm water management areas supported by preliminary hydrology computation, and proposed and existing storm drainage systems and verification of suitable outfall
- A hydrogeological study and an environmental effects report if required by the Department of Environmental Protection and Resource Management

- ~~N/A~~ For developments with lots to be served by individual water supplies, evidence of compliance with Title 2 of Article 24 of the Baltimore County Code, (BCC).
- ✓ Proposed location and use of open space and acreage in accordance with the open space manual
- ✓ A chart indicating required and proposed area of open space and parking spaces and indicating the number of units permitted and proposed

In the case of a plan involving a use in a residential transition area, the following:

- ~~N/A~~ The residential transition area and existing and proposed uses therein
- ~~N/A~~ The proposed buildings
- ~~N/A~~ Proposed building setbacks and the distance between principal buildings
- ~~N/A~~ Existing and proposed vegetation and buffer areas
- ~~N/A~~ Existing and proposed lighting
- ~~N/A~~ When required by the Baltimore County Zoning Regulations (BCZR), the plan shall indicate the expected levels of potential emanations, including but not limited to smoke, noise, dust, odors, vibrations, glare, and heat, and the means to continuously control such emanations
- ✓ A schematic landscape plan showing existing vegetation and proposed planting, including street trees (location and quantity) shall be submitted for all development, except in RC-2 and RC-4 zones
- ✓ The plan may show the location of a precise building envelope in lieu of the precise location of a building; may show precise maximums and minimums in lieu of fixed values; may set forth reasonable lists of precisely described possible uses of a given space, in lieu of specifying a single use; and may otherwise reasonably allow for flexibility or alternative, provided that appropriate precise limits are set forth
- ~~N/A~~ All additional information contained on the critical area findings plan as specified in Section 33-2-202(b), BCC

When required by the BCZR or the Comprehensive Manual of Development Policies, the Director of Planning may require the following additional items:

- ✓ Layout of the site as it relates to the surrounding roads, and public transit systems, buildings, open space, and environmental features
- ✓ Architectural features such as scale, height, bulk, and general massing of buildings, major façade divisions, size and placement of openings, roof treatment, stylistic features and themes and materials
- ✓ Design and placement of signage, lighting and fencing

N/A Safety, aspects of site design for retail commercial developments and hours of operation for nonresidential development adjacent to residential areas

✓ Specific design information shall be in the form of building elevations, perspective drawings, building and site cross-sections and large scale drawings of specific site development details as required by the Director of Planning

✓ The plan shall clearly identify any comment raised or condition requested or proposed to the concept plan by a party if such comment or condition is unresolved at the time of filing the development plan

✓ At the time of filing the plan, the applicant shall file any request for combined hearing under Section 32-4-230. The plan shall contain a notation that such a request has been filed

***A check mark () indicates pertinent information that has been shown or noted on the plan. N/A denotes information not applicable to this development project.**

James A. MSA 5.5.06
Signature of Engineer Date
Landscape Architect



SCHOOL IMPACT ANALYSIS

Form 1

Current Enrollment Office of Planning

Project Name Run Crossing

PDM Project Number 04-665

Filing Date 5.5.06

School District	State Rated Capacity (SRC)	Actual September 30th - 2005 FTE* Enrollment	# of Students Above or (Below) Capacity	Actual Enrollment as a Percentage of SRC
New Town ES	697	607	(90)	87.1%
Deer Park Magnet MS	1,368	1,348	(20)	98.5%
New Town HS	1,348	962	(386)	71.4%

* Enrollment is defined by the full time equivalent enrollment.

SCHOOL IMPACT ANALYSIS**

Form 2

Projected Pupil Yield by Development Type Office of Planning

Project Name Run Crossing

PDM Project Number 04-665

Filing Date 5.5.06

Election District 4

Projected Number of Pupils

Dwelling Type	Number of Units	Elementary School	Middle School	High School
Single Family Detached	0	0.000	0.000	0.000
Singe Family Attached - Owned	0	0.000	0.000	0.000
Single Family Attached - Rented	0	0.000	0.000	0.000
Multi-Family - Owned	110	3.960	1.650	3.740
Multi-Family - Rented	0	0.000	0.000	0.000
Totals *		3.96	1.65	3.74
		4.00	2.00	4.00

* 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

Determination Table Office of Planning

Project Name Run Crossing

PDM Project Number 04-665

Filing Date 5.5.06

School District	State Rated Capacity (SRC)	Actual September 30th - 2005 FTE* Enrollment	Projected ** # of Pupils for Proposed Development	Total Projected Enrollment	# of Students Above or (Below) Capacity	Projected * # of Pupils as a Percentage of SRC
New Town ES	697	607	4.00	611	(86)	87.66%
Deer Park Magnet MS	1,368	1,348	2.00	1350	(18)	98.68%
New Town HS	1,348	962	4.00	966	(382)	71.66%

* Enrollment is defined by the full time equivalent enrollment.

**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.

BALTIMORE COUNTY,
MARYLAND

Subject: Development Plan Conference Comments

Date: May 31, 2006

From: Department of Recreation and Parks

Project Name: Run Crossing

Project Number: 04-665 Zoning: OT & ML

Location: E/S of Pleasant Hill Road opposite of Run Crossing Road

Districts: Elec. 4 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 110 units is 110,000sf; 71,500sf Active and 38,500sf Passive or 2.53 acres +/-.
2. The Open Space Notes are correct as shown on the plan.
3. The 148,731sf of Proposed Amenity Open Space shall be labeled with square footage and clearly delineated on the Development Plan.
4. The 43,316sf of amenity Open Space shall be labeled "HOA Amenity Open Space", "COA Amenity Open Space" or "Private Amenity Open Space."
5. Details shall be shown on the development plan for all proposed amenities and pathways, if applicable.

6. The open space shall be owned and maintained privately or by a Homeowners/Condominium Association. A declaration of covenants and restrictions assuring the existence and maintenance of the open space in perpetuity must be submitted to and approved by this office prior to the recordation of the plats, see Section V.E.2.a.

Baltimore County Master Plan Designated Greenway Comments:

1. In addition to the Open Space requirements, Red Run is a Master Plan designated Recreational Greenway. A Recreational Greenway Reservation to the limits of the 100-year floodplain or the wetland or forest buffer, **whichever is greater**, shall be dedicated to Baltimore County.
2. The Recreational Greenway Reservation shall be clearly delineated and labeled "Baltimore County Recreational Greenway Reservation."
3. Label the top of wall and bottom of wall elevations of the proposed retaining walls. The bottom of the retaining wall must be a distance equal or greater than its height (minimum) from the Greenway limit.
4. A note shall be added to the plan which reads: "Within the area shown as 'Baltimore County Recreational Greenway Reservation', permitted uses may include: public access for hiking, bicycling, fishing, nature/environmental studies, and Baltimore County supervised trail improvements and maintenance, subject to approval by the Department of Environmental Protection and Resource Management."
5. Provide a pedestrian access from the development to the Greenway. This access shall be coordinated with the Department of Recreation and Parks. Refer to Section II.C.2 & III.F.2.b.
6. Show and label any and all existing adjacent Baltimore County Recreational Greenway Reservation /Easement parcels.
7. Refer to Section II.C for 'Goals and Objectives for Greenways' and Section IV for 'Greenway Standards.'

Baltimore County Department of
Recreation and Parks
301 Washington Avenue
Towson, Maryland 21204

PDM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEVELOPMENT PLAN CONFERENCE

TO: Timothy Kotroco, Director - Department of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director - Office of Planning

DATE: May 31, 2006

PROJECT NAME: Run Crossing

PROJECT NUMBER: IV-665

PROJECT PLANNER: Curtis Murray

GENERAL INFORMATION:

Applicant Name: Sid Emmer Builders
1801 Falls Road
Baltimore, MD 21201

Location: E/S Pleasant Hill Road; Opposite Run Crossing Road

Councilmanic District: 4th

Growth Management Area: Owings Mills Growth Area

Zoning: OT and ML-IM

Acres: 10.8± acres

Surrounding Zoning and Land Use:

North:	ML and OT	Single Family Dwellings
South:	OT	Offices
East:	ML	Offices
West:	OT and ML	Multi Family Dwellings, Offices and Commercial

Project Proposal:

The applicant proposes 9 buildings housing 110-multi family homes on 10.8± acres of land zoned OT (10.2± acres) and ML (0.6± acres). There are existing meadows and steep slopes on the property. Additionally the property contains a reservation for the Baltimore County Red Run Greenway.

Other Anticipated Actions and Additional Review Items:

- Special Exception
- Variance
- Waiver
- RTA Modification
- Special Hearing
- Compatibility
- Scenic Route
- Modification of Standards
- PUD
- Design Review Panel
- Other

MEETINGS:

Concept Plan Conference	<u>12/19/05</u>	Community Input Meeting	<u>01/24/06</u>
Development Plan Conference	<u>05/31/06</u>	Hearing Officer's Hearing	<u>06/21/06</u>
Planning Board			

SCHOOL IMPACT:

The proposal is within the boundaries of the following schools:

- New Town Elementary School
- Deer Park Magnet Middle School
- New Town High School

The Office of Planning has reviewed your school impact analysis and cannot recommend approval at this time.

The Office of Planning will request a continuance of the Hearing Officer's Hearing until new regulations incorporating the requirements of County Council Bill 24-06 can be adopted by the Office of Planning.

The Office of Planning has drafted regulations to define the requirements for a school impact analysis that incorporates the new requirements associated with County Council Bill 24-06. A public hearing on the draft regulations will be held on June 7, 2006, 6:30pm at 401 Bosley Avenue, Room 407, Towson MD 21204.

COMPATIBILITY REPORT:

The Baltimore County Development Regulations (section 32-4-402) requires the Director of Planning to make compatibility recommendations to the Hearing Officer for development in the OT zone (CMDP Division II, Section D, pages 18 through 20).

The Office of Planning has reviewed the applicant's compatibility report submitted on May 8, 2006 and finds that it has adequately addressed the eight compatibility objectives listed in the Baltimore County Comprehensive Manual of Development Policies.

RESIDENTIAL PERFORMANCE STANDARDS:

Be advised that this development is subject to Bill 58-01 titled "Residential Performance Standards." Section 260 of the Baltimore County Zoning Regulations requires the Director of the Office 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 Hearing Officer or the Director of Permits and Development Management, as applicable, shall consider the findings presented by the Director of the Office of Planning or the Director's designee before a development plan is approved.

The Office of Planning has reviewed the applicant's pattern book dated May 2006 and finds that the subject development is consistent with the spirit and intent of Section 260 of the Baltimore County Zoning Regulations.

WAIVER:

The Office of Planning does not oppose the applicant's request to allow a 22 foot paving section in lieu of the required 24 foot road for road 'A' and Court 'A'.

ZONING ADVISORY COMMITTEE:

Case Number: 6-571

Requested Action: Special Hearing

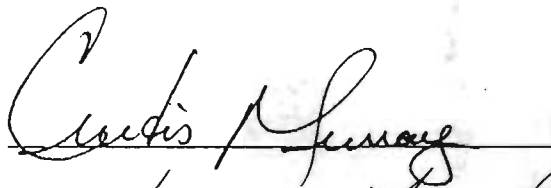
The Office of Planning does not oppose the petitioner's request to allow residential units in and 'OT' zone.

RECOMMENDATION:

The Office of Planning has reviewed the Development Plan for conformance with Concept Plan comments of December 19, 2005 and recommends the Development Plan be **APPROVED** subject to the listing below.

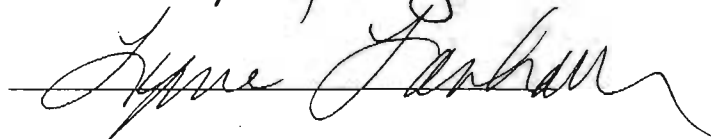
1. Per Section A. Residential Standards of the Comprehensive Manual of Development Policies only 6-units may constitute a multi-family attached building. Revise the development plan to be consistent with the CMDP design policies or a modification of standards needs to be applied for. Upon finding that the applicant has met the criteria for a modification of standards as outlined in Section A of the CMDP the Office of Planning will make a recommendation to the Hearing Office for approval of such request.
2. The pattern book indicates the areas between parking pads will be landscaped with grassed areas. Provide further details and plantings in these areas (i.e. shrubs, ornamental plantings, etc...)
3. Explore options for sidewalk connections to the adjoining employment uses; the use of standard sidewalks along Pleasant Hill Road is not adequate.
4. Provide for and label the access easement to the adjacent recreational greenway.
5. Satisfaction of the School Impact Analysis comment above. Adequate public facilities must be available to support the subject development before any development plan may be approved.

Prepared By:



Division Chief:

CM:kma



PDM

BALTIMORE COUNTY, MARYLAND

SUBJECT: Development Plan Review Comments
For May 31, 2006

DATE: May 25, 2006

FROM: ^{DAK} Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review
Dept. of Permits and Development Mgmt.

<p>PROJECT NAME: RUN CROSSING</p> <p>P.D.M. NO.: 04-665</p> <p>LOCATION: E/S Pleasant Hill Road, Opposite Red Crossing Road.</p> <p>DISTRICT: 4 C 4</p>

We have reviewed the subject plan dated none and have the following comments.

GENERAL COMMENTS:

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

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

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.

The contours on the plan reveal rather excessive grading. The developer's engineer is cautioned not to exceed the maximum set by Baltimore County standards. Benching requirements shall be in accordance with Section 41.02, Item 3 of the 1983 Maryland Standards and Specifications for Soil Erosion and Sediment Control. Retaining walls that are proposed along road rights-of-way shall be located away from the right-of-way a distance that is at least equal to the height of the wall.

When an *Irrevocable Letter of Credit* is posted as security and the County's ability to draw on or otherwise call the *Letter of Credit* is negatively impacted for any reason (*bank default, receivership, etc.*), it shall be the sole responsibility of the developer to obtain a replacement *Letter of Credit* under the same terms and conditions.

Test pits within county roads require a utility cut permit obtained from the *Bureau of Highways and Equipment Maintenance*.

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.

The developer and his engineer shall be responsible for investigating the need for and obtaining the necessary permits for the facilities serving this site that may require a "Corps of Engineer's Permit", a "Water Resources Permit", a "Water Quality Certification", and any other federal or state permits.

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 and Development Management* prior to his engineer placing these names on the final record plat and/or construction drawings. All street name changes made after plat recordation must be approved by the *Street Name and Address Section* and the record plat and construction drawings revised accordingly. The method for changing street names after a plat has been recorded will vary by project, and guidance will be provided by the *Street Name and Address Section*.

All drawings must be based on the Maryland Coordinate System (MCS) and North American Vertical Datum of 1988 (NAVD88).

HIGHWAY COMMENTS:

The interior roads of the site shall be private curb and gutter roads and shall be the developer's full responsibility. The paving thickness for the traveled way shall conform with Baltimore County standards and requirements.

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.

In accordance with *Bill No. 32-72*, street lights 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.

Ramps shall be provided for physically handicapped persons at all street intersections. The ramp shall have detectable warning areas and shall be constructed in accordance with standard details R-36A or R-36B.

Sidewalks are required on both sides of the streets within this subdivision and/or along the frontage of all existing streets including state roads. The walks shall be 4 feet wide and shall be installed to conform with Baltimore County standards.

STORM DRAINS 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.

The developer shall be responsible to stabilize the sidewalk areas and supporting slopes on all road right-of-way following completion of the initial grading of the boxed-out subgrade. The stabilization shall be accomplished within the nearest period of optimum seeding as established in the *Baltimore County Sediment Control Manual*. Minimum acceptable stabilization measures will be as specified in the *Baltimore County Sediment Control Manual* under "*Critical Area Stabilization (With Semi-Permanent Seedings)*". Failure by the developer to accomplish the stabilization as aforementioned will result in the termination of all processing phases of this development.

Onsite drainage facilities serving only areas within the site are considered private. Therefore, construction and maintenance shall be the developer's responsibility.

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, which may result due to improper grading or improper installation of drainage facilities, will be the full responsibility of the developer.

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 any public water main extension and/or public sanitary sewer required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the county.

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.

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 total water and/or sanitary sewer system connection charge is determined, and payable, upon application for the plumbing permit, or prior to the execution of a utility or right-of-way agreement.

The determination of the water system connection charges will be predicated on the established relationship using a 5/8-inch water meter at a cost of \$575.00 per living unit. The sewer system connection charge, likewise, is based on a 5/8-inch water meter at a cost of \$875.00 per living unit. However, living units designed for one bedroom or less, excluding those units designed for one bedroom and den, shall be charged a system connection charge for each unit equivalent to 75% of the minimum charge using the rate for a 5/8-inch water meter.

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

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

Permission to connect to (or to connect additional sanitary fixtures to) the existing public sanitary sewer may be obtained from the *Department of 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 any public water main extension and/or public sanitary sewer required to serve this property. He is responsible for the preparation and the cost of construction drawings and right-of-way plats required. He is further responsible for conveying any required right-of-way to Baltimore County at no cost to the county. *Permits and Development Management*.

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

LANDSCAPE COMMENTS:

The final Landscape Plan should be at least 30 scale or greater.

SITE SPECIFIC COMMENTS:

The developer is advised that sight distance must be provided for the current and ultimate road layouts. Since providing the sight distance will require the acquisition of offsite right-of-way, no plat or building permit will be approved for this site until the right-of-way is acquired. Sight lines for current and ultimate layouts must be shown with the offsite right-of-way requirement noted.

At the intersection of "Road A" and Pleasant Hill Road, provide a concrete apron in the ultimate location and grade.

General Note # 30 says that all proposed roads are private. On private roads, Baltimore County doesn't provide refuse collection (reference General Notes # 33).

Gwynns Falls is an inter jurisdictional waterway. Therefore, 100-year Stormwater Management is required.

Show a proposed water meter.

The Director of Public Works has decided to allow these units to be served with a 22-foot paving section in lieu of the required 24-foot paving section.

The proposed 8-inch public sewer extension in Pleasant Hill Road is insufficient to provide service to all adjacent upstream properties. A public 8-inch sanitary sewer will be required to provide service to 601 Pleasant Hill Road.

* * * * *

DAK/VKD/vkd
cc: File

PDM

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DEVELOPMENT PLAN COMMENTS

Project Name: Run Crossing
Project Location: E/S Pleasant Hill Rd. opp Run Crossing Rd.
Date of Meeting: 5/31/2006
Reviewer(s): Tom Panzarella

ENVIRONMENTAL IMPACT REVIEW

The following requirements have been received but not reviewed;

- 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.

The following corrections must be made to the Development Plan prior to approval:

- The Forest Buffer and/or Forest Conservation area must be labeled as an Easement or Reservation.

DEVELOPMENT PLAN COMMENTS

Project Name: Run Crossing

Date of Meeting: 5/31/2006

_____ 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.

X Storm Water Management pond embankments must be at least 15 feet from Forest Buffer and Forest Conservation areas. **Shown in compliance on the current Development Plan**

_____ 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.

X The Forest Buffer and/or Forest Conservation area must be recorded as an Easement or a Reservation.

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

DEVELOPMENT PLAN COMMENTS

Project Name: Run Crossing

Date of Meeting: 5/31/2006

- EIR needs to review the following plans during Phase II:
 - 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.
 - Final Forest Conservation Plan.
- Additional Comments:

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: May 26, 2006

TO: Dave Lykens, Project Manager, Development Coordination
Department of Environmental Protection & Resource Management

FROM: Clare M. Brunner, R.S., Ground Water Management
Department of Environmental Protection & Resource Management

SUBJECT: Project Name: Run Crossing
Plan Type: Development Plan
Plan Date: May 2, 2006

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

Comments	Date Resolved	Reviewer
1. Prior to [Record Plat approval/subdivision approval/razing/grading], existing wells must be back-filled by a licensed Master Well Driller who must submit a well abandonment report to DEPRM		
2. Prior to [Record Plat approval/minor subdivision approval/razing/grading], existing septic systems must be pumped and back-filled or removed by a licensed sewage disposal contractor		

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

Run Crossing dp 5-26-2006

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 16, 2005

TO: R. Bruce Seeley, Project Manager, Development Coordination
Department of Environmental Protection & Resource Management

FROM: Clare Brunner, Ground Water Management
Department of Environmental Protection & Resource Management

SUBJECT: Project Name: Run Crossing
Plan Type: Concept Plan
Plan Date: November 9, 2005

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

Comments	Date Resolved	Reviewer
1. Locate all water wells serving the four buildings on the plan. Label them as wells		
2. Correct the label for "dry well" is this a dry well attempt or a seepage pit or a well		
3. Locate all components of each septic system serving the four buildings on this property. State the future disposition of the systems.		
4. Locate the underground storage tanks serving each property. State the future disposition of each tank		
5. Show the addresses for each of the four structures shown on the plan		

Note: AN INSPECTION OF THIS PROPERTY WILL BE MADE AFTER THE REVISED PLAN IS RECEIVED BY ME.

Please include a revision date on all revised plans submitted.

Run Crossing cp 12-16-2005

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: May 26, 2006

TO: File

FROM: Clare M. Brunner, R.S., Ground Water Management
Department of Environmental Protection & Resource Management

SUBJECT: Run Crossing

Inspection of this property by Ground Water Management is needed to verify the location of the wells, sewage disposal system and any underground storage tanks. I will use the development plan, which appears to have complete information on it as a reference.

Run Crossing dp 5/26/2006

DEVELOPMENT PLAN CONFERENCE
Project I.D. #A054572
RUN CROSSING
E/S Pleasant Hill Road opposite Run Crossing Road
May 31, 2006 @ 11:00 AM

STORMWATER MANAGEMENT COMMENTS:

1. The Stormwater 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 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. 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 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. SWM Best Management Practices (BMP) are also subject to review and approval by the Baltimore County Soil Conservation District.
- E. SWM BMP 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 (DPW) and DEPRM.
- 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 CONFERENCE
Project I.D. #A054572
RUN CROSSING

G. Refer to Chapter 5.0-Storm Water 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. Stormwater management facilities may be maintained by Baltimore County if the following conditions are met, subject to approval of DEPRM.

(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) SWM BMP is enclosed in a Stormwater Reservation, as shown on the record plat, to allow the facility to be deeded in-fee to Baltimore County.

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

Project I.D. #A054572

RUN CROSSING

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 for addressing the following site-specific comments:

- A. Refer to the preceding pages for general requirements.
- B. Water quality volume (WQ_v), Recharge storage volume (Re_v), Channel protection volume (Cp_v) are required.
- C. Extreme flood volume (Q_f) is also required for this project.
- 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 new stormwater management requirements that Baltimore County adopted on July 1, 2001.
- G. BMP sizing and stormwater credit computations must be referenced to the 2000 Maryland Stormwater Design Manual by page and section.
- H. Please note use III waters. Maximum release time for Cp_v shall be 12 hours.
- I. 3:1 interior slopes are required for all proposed stormwater management facilities.
- J. This project does not meet the Baltimore County Code Development Plan requirements for stormwater management at this time.

Bob Wood

05/25/06

c: R. Alexander Wirth, PE

concept.swm
run swm

DEVELOPMENT PLAN CONFERENCE
Project I.D. #A054572
RUN CROSSING
E/S Pleasant Hill Road opposite Run Crossing Road
May 31, 2006 @ 11:00 AM

GRADING, EROSION & SEDIMENT CONTROL COMMENTS:

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

DEVELOPMENT PLAN CONFERENCE

Project I.D. #A054572
RUN CROSSING

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 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.

- 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.

Bob Wood

05/25/06

c: R. Alexander Wirth, PE

run.grd
CONCEPT GRD

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: May 24, 2006

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management
ATTN: Darryl Putty
FROM: William A. Miner, Review Appraiser *WAM*
PDM, Bureau of Land Acquisition
SUBJECT: Run Crossing
PDM # 04-665
E/S Pleasant Hill Road opp. Crossing Road
District: 04c2

A review of the Development Plan for the above referenced project results in the following comments. These comments are advisory in nature and should be utilized in the preparation of a "package" for the acquisition of rights of way required for this project.

1. Offsite rights of way must be acquired prior to record plat approval.
2. Access easements, approved by DEPRM, should be shown for any storm water management facilities, forest buffers, etc.
3. If offsite sight line easements are necessary per Development Plan Review's comments, the developer will be required to obtain these easements prior to record plat approval.
4. On the development plan, please identify and label all existing and proposed drainage and utility easements, highway widenings and slope easements, greenways and open space areas. Please clearly indicate whether or not the above are to be dedicated to Baltimore County. Please delineate and label required dedications for highway purposes as "Highway Widening Area," and not as "Future" regardless of whether or not highway improvements will actually be required as part of the development.
5. Label and provide dimensions for any private easement and/or right of way that exist on the property. In addition, provide the Bureau of Land Acquisition with a copy of the deed that created the private right of way or easement. Such information should be provided along with the next revision to the plan.
6. Additional site specific comments:
 - a. Clearly label and show the limit of the Storm Water Management Facility with arrows to the limit of the area and a footprint of the area shown within the proposed location and delineate and label a 20' Access Easement to the facility acceptable to DEPRM.
 - b. Clearly delineate the existing right of way of Pleasant Hill Road. and label it with deed references; plat numbers and/or RW numbers as applicable. Show with arrows to the limits of any required widening's thereof and label as "Highway Widening Area".

Page 2
Run Crossing
PDM # 04-665

c. With arrows, clearly delineate the limits of the Forest Buffer, and Forest Conservation Easement and delineate and label a Baltimore County Access Easement, acceptable to DEPRM, for it.

7. Comments generated by meeting:

Run Crossing, 04-665.cm
WAM:wam

BALTIMORE COUNTY, MARYLAND

PDM

SUBJECT: DEVELOPMENT PLAN COMMENTS

DPC DATE: 5/31/06

FROM: PDM - ZONING REVIEW

PROJECT NAME: Run Crossing

PLAN DATE: 5/2/06

LOCATION: E/s Pleasant Hill Road:
Opposite Run Crossing Road

Dist 4C 4

PROPOSAL: 114 Condo Miniums

ZONING: OT, ML

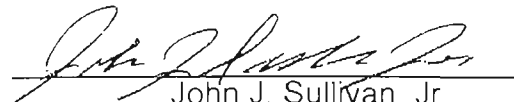
Final zoning approval is contingent first upon all plan comments being addressed on the Hearing Officers Hearing plan; secondly upon the final resolution of all comments; and finally the inclusion of the Final Development Plan (FDP) checklist information being included on the building permit site plans.

1) If the Zoning Commissioner/Hearing Officer approves the density as show on the hearing plan, you will additionally be required to:

- a. Show that that order and any amended orders (including the zoning case numbers) verbatim on the plan.
- b. Reference the zoning case numbers in the site data notes.
- c. Satisfy compatibility requirements contained in section 26-282 of the Baltimore County Code. The compatibility study must address whether development of the property would create objectionable conditions adversely affecting nearby area (pursuant to Section 209.2 of the BCZR). Contact the Office of Planning for more information in regards to the compatibility study.

2) Add 3 Baltimore County grid tics.

3) Clarify the 300 feet from Owings Mills Town Center in the vicinity map on sheet 1 of 2 (within or outside of it.)


John J. Sullivan, Jr.
Planner II
Zoning Review

JJS/ rjc

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

To: Darryl Putty May 23, 2006
From: LT. Roland Bosley Jr.
Subject: Development Plan Conference

Project Name: Run Crossing

MS Number: 04-665

Location: E/S Pleasant Hill Rd. Opp Run Crossing Rd

Comments:

2. **Proposed buildings** shall be designed and constructed so as to meet the applicable provisions of the Baltimore County Fire Prevention Code
4. **Landscaping** or other **obstructions** placed around structures shall not impair or impede accessibility for fire department operations. Any tree plantings around the perimeter of the building shall be of a type that will not interfere with emergency apparatus access when they mature. NFPA 1141: 4-2.6*
5. If the proposed buildings(s) require the installation of a "**fire alarm system**", the design package as presented with the building plans at the time of building permit application, shall be certified by a Maryland registered: Nicet engineer level 3 or 4 / or fire protection engineer, stating that the fire alarm system complies with all applicable codes: i.e.: NFPA 70, NFPA 72, NFPA 101, Building Code; Baltimore County Bill 167-93, and the Baltimore County Fire Prevention Code; Baltimore County Bill 70-01.
23. All **fire hydrant spacing** shall be in accordance with the Baltimore County Standard Design Manual, sec 2.4.4, fire hydrants
25. **Where fire protection water supplies are required** to be provided, they shall be installed and made available for use not later than the time when the construction of any individual building is under roof. A crusher run road for access to buildings and water supplies shall be available for and usable by emergency fire apparatus and capable of handling emergency apparatus weighing 65,000 lbs. when construction is under roof. In accordance with the Baltimore County Fire Prevention Code, section 29-2.3.1.

Visit the County's Website at www.baltimorecountyonline.info



PDM

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

DATE: May 22, 2006

TO: Darryl Putty
Development Manager

FROM: Janice M. Kemp
House Numbers
and Road Names Section

SUBJECT: Run Crossing Development Plan Conference
PDM No. IV-665

1. Please submit four street names to this office for approval and reservation with the USPS.
2. Addresses are ok.

PPM



Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

State Highway Administration

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 5.12.06

Mr. Donald Rascoe
Development Manager
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
DEVELOPMENT PLAN
RVA CROSSING
04-665

ATTN: Donny PUTTY

Dear Mr. Rascoe:

This office has reviewed the referenced plan and we have no objection to approval, as the development does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

PDM

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Darryl Putty MS# 1105 DATE: May 19, 2006
PDM Development Management

FROM: Linda Leake
Department of Public Works
Metropolitan District Financing & Petitions

SUBJECT: Quotation of Extinguishment Cost for
Project: Run Crossing
PDM No: 4-665

Location: Pleasant Hill Road

Property #: 04.03.002190, 17.00.008304

See attached form(s) for -

- Benefit assessments.
- Deferred benefit assessments.
- Construction loan charges.

LGL/lgl
c: file

Benefit Assessments

Project Name: Run Crossing
Project No.: 4-665

Water Benefit	Levy Yr	Last Yr Paid	Rem Yrs.	Exting. Rate/ft	Feet	Prin. Bal	Int. Factor	Interest	Payoff

Sewer Benefit	Levy Yr	Last Yr Paid	Rem Yrs.	Exting. Rate/ft	Feet	Prin. Bal	Int. Factor	Interest	Payoff
04.03.002190	2001	2006	35	\$27.62	200	\$5,524.00		*	
17.00.008304	2001	2006	35	\$27.62	200	\$5,524.00		*	

Total of Principle Balances **\$11,048.00**

Interest **\$0.00** (To be computed at time of payment.)

Total Principle and Interest **\$0.00** (To be computed at time of payment.)

**Interest is due at time of payment. For computation of interest,
call Linda Leake, Metropolitan District Financing & Petitions, 410-887-4100.**



COMMUNITY INPUT MEETING MINUTES

Development Name: Run Crossing

Location: East side of Pleasant Hill Rd., opp. Run Crossing Dr.

District: 4 c 4

Date: January 24, 2006

PDM File No: 04-665

Christine Rorke, representing the Department of Permits and Development Management, called the meeting to order. Brief introductory comments were given about Baltimore County's development approval process and the purpose of the meeting.

Sid Emmer, the developer, described the project. He first presented a neighborhood plan showing all of the proposed developments in the vicinity. It included the Village of Mill Run, which is already built; Mill Run mixed use development; the proposed development, Run Crossing; industrial development to the north; the Red Brook Corporate Center office and condominium project to the south and the proposed alignment of Dolfield Boulevard that is central to the projects. The construction of Dolfield Boulevard is proposed to begin in the spring from the future bridge to Easter Court. The bridge construction is proposed to be bid this summer and take 1 ½ years to build.

This project proposes two-over-two condominiums similar in design to the existing Ryland homes in the Village of Mill Run. The proposed units will be larger than the existing ones. They will have a neotraditional design with rear garages accessed by alleys. There will be open space areas, including a proposed sand volleyball court. The east end of the site, adjacent to the stream, will have a forest buffer easement. Access to the site will be from Dolfield Blvd. and Run Crossing Drive. Pleasant Hill Road will have a dead end on the north and south ends. The existing homes on Pleasant Hill Road will be accessed by Run Crossing Drive and Dolfield Road. Run Crossing Drive will also provide access to Red Brook Boulevard. All of these projects will create a patchwork of commercial and residential uses. Mr. Emmer believed it was important to live, work and play nearby.

The meeting was then opened for general discussion and questions as follows:

What will happen to the five existing houses on Pleasant Hill Road?

They are outside of our ownership. It is up to the owners to determine any uses.

What is proposed for the areas with no buildings shown?

They will be county greenway easements within the forest buffer areas. They may have walking paths. The open area north of the Mill Run project is the BGE substation.

John Sullivan of the Zoning Office commented that this use is not appropriate.

Mr. Sullivan's comment relates to compatibility of the use in an OT zone. The project will need a special hearing for the hearing officer to determine compatibility. This is comparable to the adjoining uses.

I am concerned about vehicular traffic. Pleasant Hill Road and the bridge are not adequate to handle additional houses. We were told that Dolfield Boulevard would be built in 2002.

The developers of the projects along the new alignment of Dolfield Boulevard will be responsible for building it. We will start construction in the spring of the section from the bridge to Easter Court. We expect the construction will take three months.

What happens from Easter Court to Red Run Boulevard?

The new alignment will tie into the existing road and it will remain two lanes until a future improvement. The Schuster house, the stucco one, needs to be removed for that widening to occur.

Is there a moratorium on residential occupancy until Dolfield Boulevard is built?

The Mill Run mixed use development will not begin construction until the road is built. The road should be finished before this project goes forward.

When will Pleasant Hill Road be closed? When it is closed, will the paving be removed? If it is left alone it will deteriorate and people will come in and dump trash. It should either be maintained or removed.

The county will close the road after the Dolfield Boulevard bridge is opened.

Will the lanes be marked? Speed will be an issue when the new road is built.

We will have parallel parking as a traffic calming device. Studies show that parking slows the speed of the through traffic.

After the road is built, the intersection of Red Run Boulevard, Dolfield Boulevard and Pleasant Hill Road will need a full traffic signal. It is needed now.

The signal will be a developer's cost after the need is established by the county.

What is the cause and effect of the four lane road? After crossing Red Run Boulevard to Pleasant Hill Road, it becomes two lanes. What are the plans for an interchange or an extension of Dolfield Boulevard to Reisterstown Road?

I think it is off the books.

The people who live on Grist Stone Way want the extension built to take the through traffic off of our roads.

What will be the impact to the schools?

We will need to do a school impact analysis before the development plan is submitted. The new regulations now require that we consider the cumulative effect of projects on a school.

The 36-unit condominium on the adjoining property has been moved up the hill. Will that allow for another building to be constructed on that site?

I don't know. The lower area is probably in a flood plain.

We live in a lower level condominium. Noise in the neighborhood is a problem for people in the lower units. Poor construction allows for the noise. Be aware of construction issues before the builders start.

We put concrete or gypcrete between the floors. We have not selected a builder for this set of units.

Water pressure is now a problem on Tessa Lane. Will this have the same or separate water meters?

We built a 12" main. It should have sufficient pressure. There will be a separate meter for the new units.

Can the Ryland and Ryan units get separate master meters?

Where will the guest parking be located?

There is parallel parking along the roads in front of the buildings. About 30% increase over the requirement will be provided for guest parking.

What will the units cost? Will the amenities in the mixed use development be available for all Mill Run residents?

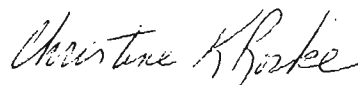
They will be somewhere in the high \$300,000's. There are some issues with the different ownership entities. We have discussed it but have no decision.

The curve on Mill Centre Drive at its access to Ashlyn Circle needs to be realigned.

When Dolfield Boulevard opens, the traffic pattern will be different and the curve will not be a factor.

Following closing comments about the next steps in the development process, the meeting was officially adjourned.

Respectfully submitted,



Christine K Rorke

c: Hon Kenneth N. Oliver, County Council, M.S. 2201
Dev.: Sidney Emmer Builders, 1801 Falls Road, Baltimore MD 21201
Eng.: D. S. Thaler & Associates, 7115 Ambassador Road, Baltimore MD 21244-7428
Reviewing Agencies: OP, PDM, R&P, DEPRM, EDC, CDC, Bd. of Ed., Fire, SHA-
Please distribute as necessary within your agency.



Community Input Meeting

Development: RUN CROSSING

Date of Meeting: 1/24/06

Location: OWINGS MILLS
H S

Please PRINT! Attendance Record

Name	Full Address & Zip Code	Organization (if any)	MINUTES ?
Roberta Schatz	9571 ASHLYN Circle 0ms 2117		
VIVIAN A. BERT	11035 MILL CENTRE DR. 21117		
DITTE KESLINGER	9423 ASHLYN CR 21117		
Kay & Allan McLeod	9683 Ashlyn Circle	Village of Mill Run	YES
James + Katherine THOMAS	11023 Mill Centre DR.	Mill Run I	Yes
ALFRED KESLINGER	9423 ASHLYN CR 21117		
Debby & Graham Bucholz	11025 mill Centre Dr	Village of Mill Run I	Yes
JUANITA CRAWSON	9736 ASHLYN Cir	Village Mill	yes
Elith E. White	9738 ASHLYN Cir	Village Mill	YES
Sid Emmer	1801 Falls Rd.		Yes
Donna Boecker	125 South Ritters La.		Yes
Andrew Auburger	127 South Ritters La.	Eagle Scout project	
ANN & CHET TYMINSKI	19 MILL POND CT 21117	MILL RUN HOA	YES
WILLIAM SYKES	9 MILL POND CT 21117	MILL RUN HOA	YES
PHILIP FICHER	1306D TOLLGATE RD	Tollgate Det. on Grp	YES
Audrey Coppersmith	9625 Ashlyn Circle 21117	Village of Mill Run	Yes
MELISSA ULICKY	9514 TESSA LN	Village of Mill Run	yes
Andrea + Derrick Lapp	301 Kearney Dr, Owings Mills		Yes



Community Input Meeting

Development:

Date of Meeting:

Location:

Please PRINT!

Attendance Record

Name

Full Address & Zip Code

Organization (if any)

MINUTES ?

KARON JANIGA	102 Grist Stone Way 0M 21117	MILL RUN HOA	YES
BARNETT BROOKS	127 Grist Stone Way 0M 21117	Mill Run	11
DSTHALER	BOX 47428 BALTIMORE MD 21244-7428	D STA	"
Christina Kim	4623 Ashlyn Circle	Village of Mill Run	yes
Henry Blum	9772 Ashlyn Circle	Village Mill Run	yes
Rosa Street	5 Millpond Court	Mill Run	yes
LEON W DORIS Williams	9513 Ashlyn Circle	M. H Run	yes
DAVID FITZGERALD	11062 Alex Way 21117		



Community Input Meeting

Development:

Date of Meeting:

Location:

Please PRINT!

Attendance Record

Name

Full Address & Zip Code

Organization (if any)

MINUTES ?

O. J. PORTS	601 PLEASANT HILL RD OWINGS MILLS, MD. 21117		NO
JOAN & JACK EICHORN	9465 ASHLYN RD. OWINGS MILLS, MD. 21117		YES
Sinda L. Hammer	9633 Ashlyn Circle Owings Mills, MD 21117		Yes

CERTIFICATE OF POSTING

RE: Case No.: C-1 M

Petitioner/Developer: SIDNEY

EMMER BUILDERS

Date of Hearing/Closing: 1/24/06

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, Maryland 21204

ATTN WALT SMITH

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at:

RUN CROSSING & PLEASANT HILL LDS

The sign(s) were posted on

1/2/06
(Month, Day, Year)

Sincerely,

Robert Black 1/3/06
(Signature of Sign Poster) (Date)

SSG Robert Black

(Print Name)

1508 Leslie Road

(Address)

Dundalk, Maryland 21222

(City, State, Zip Code)

(410) 282-7940

(Telephone Number)



BALTIMORE COUNTY,
MARYLAND

Subject: Concept Plan Conference Comments

Date: December 19, 2005

From: Department of Recreation and Parks

Project Name: Run Crossing

Project Number: 04-665 Zoning: OT & ML

Location: E/S of Pleasant Hill Road opposite of Run Crossing Road

Districts: Elec. 4 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 114 units is 114,000sf; 74,100sf Active and 39,900sf Passive or 2.62 acres +/-.
2. Add this note to the General Notes on the **Development Plan**: "Open Space Required – 74,100sf Active and 39,900sf Passive or a combination thereof as specified in Section III.D.3; Open Space Provided – 0sf; Open Space requirement is satisfied by the provision of 154,296sf of Amenity Open Space as allowed in Section III.D.4." This is a Recreation and Parks standard notation designed for easy identification for the reviewer to minimize reviewing time for future plan and record plat submittals. Please add this note.
3. The 154,296sf of Proposed Amenity Open Space shall be labeled with square footage and clearly delineated on the Development Plan.
4. The 47,035sf of amenity Open Space shall be labeled "HOA Amenity Open Space", "COA Amenity Open Space" or "Private Amenity Open Space."
5. Show on the plan in detail what is meant by "Proposed Focal Point."

6. Details shall be shown on the development plan for all proposed amenities and pathways, if applicable.
7. Add this note to the development plan: "The design, construction and installation of all amenities as shown on the development plan shall be the responsibility of the developer. These amenities shall be constructed concurrently with the roads and sidewalks."
8. The open space shall be owned and maintained privately or by a Homeowners/Condominium Association. A declaration of covenants and restrictions assuring the existence and maintenance of the open space in perpetuity must be submitted to and approved by this office prior to the recordation of the plats, see Section V.E.2.a.

Baltimore County Master Plan Designated Greenway Comments:

1. In addition to the Open Space requirements, Red Run is a Master Plan designated Recreational Greenway. A Recreational Greenway Reservation to the limits of the 100-year floodplain or the wetland or forest buffer, **whichever is greater**, shall be dedicated to Baltimore County.
2. The Recreational Greenway Reservation shall be clearly delineated and labeled "Baltimore County Recreational Greenway Reservation."
3. Label the top of wall and bottom of wall elevations of the proposed retaining walls. The bottom of the retaining wall must be a distance equal or greater than its height (minimum) from the Greenway limit.
4. A note shall be added to the plan which reads: "Within the area shown as 'Baltimore County Recreational Greenway Reservation', permitted uses may include: public access for hiking, bicycling, fishing, nature/environmental studies, and Baltimore County supervised trail improvements and maintenance, subject to approval by the Department of Environmental Protection and Resource Management."
5. Provide a pedestrian access from the development to the Greenway. This access shall be coordinated with the Department of Recreation and Parks. Refer to Section II.C.2 & III.F.2.b.
6. Show and label any and all existing adjacent Baltimore County Recreational Greenway Reservation /Easement parcels.
7. Refer to Section II.C for 'Goals and Objectives for Greenways' and Section IV for 'Greenway Standards.'

Baltimore County Department of
Recreation and Parks
301 Washington Avenue
Towson, Maryland 21204

Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
Tel: 410-887-4500



Baltimore County

James T. Smith, Jr., County Executive
John J. Hohman, Chief

To: Christine Rorke, Mail Stop-1105

December 7, 2005

From: Acting Lieutenant Don W. Muddiman
Baltimore County Fire Marshal's Office
Mail Stop-1102F, Phone (O) 410-887-4880 (C) 443-829-2946

Subject: MSR Comments

Project Name: RUN CROSSING

PDM Number: 04-665

Location: E/S PLEASANT HILL RD. OPP RUN CROSSING RD.

Comments:

All **roads** shall comply with Baltimore County Standard road and street design plates, Baltimore County Fire Prevention Code; Baltimore County Bill 70-01, NFPA 1 and NFPA 1141.

Two **means of vehicular access** shall be provided in accordance with the Baltimore County Development Procedures and Policy Manual, sec. 24-2 (over 100 houses) and NFPA 1141.

All **fire hydrant spacing** shall be in accordance with the Baltimore County Standard Design Manual, sec 2.4.4, fire hydrants.

Fire mains shall be a minimum of 8 inches diameter.

Where fire protection water supplies are required to be provided, they shall be installed and made available for use not later than the time when the construction of any individual building is under roof. A crusher run road for access to buildings and water supplies shall be available for and usable by emergency fire apparatus and capable of handling emergency apparatus weighing 65,000 lbs. when construction is under roof. In accordance with the Baltimore County Fire Prevention Code, section 1: 16.4.3.1.1

Visit the County's Website at www.baltimorecountyonline.info





Robert L. Ehrlich, Jr., Governor
Michael S. Steele, Lt. Governor

Robert L. Flanagan, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

Date: 12.9.05

Mr. Donald Rascoe
Development Manager
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Concept Plan
Run Crossing
PDM# 04-665

ATTN: CHRISTINE ROLKE

Dear Mr. Rascoe:

This office has reviewed the referenced plan and we have no objection to approval, as the development does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Steven D. Foster, Chief
Engineering Access Permits Division

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT

DATE: December 12, 2005

TO: Christine Rorke
Development Manager

FROM: Janice M. Kemp
House Numbers
and Road Names Section

SUBJECT: Run Crossing Concept Plan Conference
PDM No. IV-665

1. Please submit four street names to this office for approval and reservation with the USPS.
2. Addresses will be assigned when development plan is submitted.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

DATE: September 16, 2005

TO: Timothy M. Kotroco, Director
Department of Permits and
Development Management

ATTN: Christine Rorke

FROM: William A. Miner, Review Appraiser
PDM, Bureau of Land Acquisition

SUBJECT: Run Crossing
PDM # 04-665
E/S Pleasant Hill Road opp. Crossing Road
District: 04c2

A review of the Concept Plan for the above referenced project results in the following comments. These comments are advisory in nature and should be utilized in the preparation of a "package" for the acquisition of rights of way required for this project.

1. Offsite rights of way must be acquired prior to record plat approval.
2. Access easements, approved by DEPRM, should be shown for any storm water management facilities, forest buffers, etc.
3. If offsite sight line easements are necessary per Development Plan Review's comments, the developer will be required to obtain these easements prior to record plat approval.
4. On the development plan, please identify and label all existing and proposed drainage and utility easements, highway widenings and slope easements, greenways and open space areas. Please clearly indicate whether or not the above are to be dedicated to Baltimore County. Please delineate and label required dedications for highway purposes as "Highway Widening Area," and not as "Future" regardless of whether or not highway improvements will actually be required as part of the development.
5. Label and provide dimensions for any private easement and/or right of way that exist on the property. In addition, provide the Bureau of Land Acquisition with a copy of the deed that created the private right of way or easement. Such information should be provided along with the next revision to the plan.
6. Additional site specific comments:
 - a. Clearly show the limit of the Storm Water Management Facility with arrows to the limit of the area and a footprint of the area shown within the proposed location and delineate and label a 20' Access Easement to the facility acceptable to DEPRM.
 - b. Clearly delineate the existing right of way of Pleasant Hill Road and label it with deed references; plat numbers and/or RW numbers as applicable. Show with arrows to the limits of any required widening's thereof and label as "Highway Widening Area".

Page 2
Run Crossing
PDM # 04-665

c. With arrows, clearly delineate the limits of the Forest Buffer, and Forest Conservation Easement and delineate and label a Baltimore County Access Easement, acceptable to DEPRM, for it.

7. Comments generated by meeting:

BALTIMORE COUNTY, MARYLAND

SUBJECT: Concept Plan Review Comments
For December 19, 2005

DATE: December 15, 2005

FROM: Dennis A. Kennedy, Supervisor
Bureau of Development Plans Review
Dept. of Permits and Development Mgmt.

PROJECT NAME: *Run Crossing*

P.D.M. NO.: *IV-665*

LOCATION: *E/S Pleasant Hill Road, Opposite Run Crossing Road*

DISTRICT: *4 C 2*

We have reviewed the subject plan dated 11/09/2005 and have the following comments.

Indicate on the plan whether these units are condominiums or not.

The existing public utilities shall be clearly labeled and referenced.

Provide perimeter easements.

Revise the plan to show the future realignment of Run Crossing Drive and Pleasant Hill Road and existing utilities (Refer to attached drawing nos. 2005-1068 thru 2005-1070).

The minimum width for the traveled way of a street serving multi-family units is 24 feet.

The stormwater that leaves the site about 400 feet from Pleasant Hill Road along south property line must be redirected to the onsite SWM area.

This site has steep slopes. Engineer should clearly show proposed grading on the plan.

The developer shall investigate for availability of adequate fire flow at the site.

Public sanitary sewer line shall be extended to the rears of # 601 and #605 Pleasant Hill Road.

The developer will need written permission from the Director of Public Works to construct privately owned and maintained sewers to serve this site.

All site runoff must be conveyed to a suitable outfall without imposing an adverse impact to the receiving watercourse.

Gwynns Falls is an inter-jurisdictional waterway. Therefore, 100 yr. stormwater management is required.

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.*

Prior to development plan submittal, this office shall be contacted to schedule a field visit for the location of the proposed access.

* * * * *

DAK:VKD:vd
cc: File

BALTIMORE COUNTY, MARYLAND

SUBJECT: CONCEPT PLAN COMMENTS

CPC DATE: 12-19-05

FROM: PDM - ZONING REVIEW

PROJECT NAME: RUN CROSSING

PLAN DATE: 11-09-05

LOCATION: ES PLEASANT HILL RD OPPOSITE RUN CROSSING RD DISTRICT: 4C4

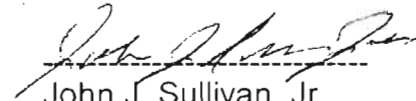
PROPOSAL: 114 CONDOMINIUMS

ZONING: OT, ML

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; and finally the inclusion of the blue commercial checklist information being included on the building permit site plans.

1. Residential uses (including multi-family apartment buildings) are permitted in the OT zone, subject to compliance with the BCZR and all zoning policies. However, it is the determination of this office that residential uses in an OT zone will only be approved administratively up to 5.5 dwellings per acre. Any development proposal that exceeds that density or that requests unlimited density must be confirmed by the Zoning Commissioner/Hearing Officer at a zoning hearing or combination zoning/development hearing. This concept plan, as submitted, does not indicate or make reference to any Zoning Commissioner/Hearing Officer approval of the density. Therefore, the Zoning Review Office cannot recommend approval of the plan at this time.
2. If the Zoning Commissioner/Hearing Officer approves the density as shown on the concept plan, you will additionally be required to:
 - a. Show that the order and any amended orders (including the zoning case numbers) verbatim on the plan.
 - b. Reference the zoning case numbers in the site data notes.
 - c. Satisfy compatibility requirements contained in Section 26-282 of the Baltimore County Code. The compatibility study must address whether development of the property would create objectionable conditions adversely affecting nearby areas (pursuant to Section 209.2 of the BCZR). Contact the Office of Planning for more information in regards to the compatibility study.
 - d. Include any other zoning or development history on the plan.
3. Tax Account No. 04-14-01600 does not reference a Lot # 9?
4. Add deed references.
5. Add owner's information. Dimension all building lengths, widths. Show the height elevation details (in an engineering scale) for each of the proposed buildings to confirm compliance with S. 209.4, BCZR.
6. Note, "The minimum area devoted to amenity open space is calculated based on 25% of the net lot area."
7. Add compliance with S. 209.7, BCZR (Performance requirements) note.
8. Show traffic flow arrows on all driveway and aisles.
9. Add garage and driveway dimensions.
10. ~~Add arrows and dimensions of traffic flow.~~
11. Add three Baltimore County grid tics.
12. Add the latest zoning map number.
13. Add the FEMA firm panel number and flood zone designation.
14. Note on the plan print and specifically confirm all buildings to be razed, when and who will be responsible in the notes.

15. **Signs:** Provide an engineering scale elevation on the plan of all existing and proposed freestanding signs. Clearly indicate the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their existing or proposed location on the plan print and enough detail must be shown to determine compliance with the BCZR, Section 450 and all zoning sign policies or a zoning variance is required.
16. **Basic Services Maps:** Note if the site is located in (or not located in) any deficient areas on the Basic Service Maps pursuant to Section 4A02, BCZR. Detail compliance if subject to the above conditions or a variance may be required. **If required, list under Site Data Notes.**
17. Add revision date to any revised plans.


John J. Sullivan, Jr.
Planner II
Zoning Review

**BALTIMORE COUNTY, MARYLAND
INTEROFFICE MEMORANDUM**

TO: Taxpayer Service

FROM: Sue Hafner, Supervisor
Customer Service Division

SUBJECT: Lien Clearance/Development Projects

DATE:

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

Routing Order	Account/Invoice Number	Amount Due	Comments	Account Clerk Initials & Date
TPS - A/C III	04-14-010600 04-16-001920	- 0 - - 0 -		mjm 12/2/05 mjm 12/2/05
Personal Property	D2390487	0	BALT. City	mon 12/6/05
Central Billing	N/A	N/A	N/A	POB 12/6/05
Construction Loan These charges are currently outstanding not delinquent. Outstanding charges must be paid in full prior to subdivision of property.	04-14-010600 04-16-001920	N/A N/A		AS 12/6/05

Last person on above routing should interoffice mail completed form to PDM, ATTN Kristin Weis, x3335, Room 123 - County Office Building, Mail Stop 1105 - before the need response by date on the request memo.

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

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

DATE: November 30, 2005

FROM: Walter T. Smith, Jr., Development Manager
Development Management
Dept. of Permits & Development Management

SUBJECT: **TAX CLEARANCE**

Name of Project: NAME» Run Crossing

Project Number: PDM NO.: IV-665

Location of Project: ADDRESS» E/S Pleasant Hill Road
Opp Run Crossing Road

Owner's Name(s): Developer» Sidney Emmer Builders

Address: Developer_Address» 1801 Falls Road
Baltimore, MD 21201

Engineer's Name: Dev_Engineer». D.S. Thaler & Associates, Inc.

ENGR; PHONE NUMBER: 410-944-3647

TAX ACCOUNT NUMBER(S): «Tax_Number» 04-14-010600, 04-16-001920

// CHARGE DUE - SEE COMMENTS BELOW

// NO CHARGES DUE

Comments: _____

PLEASE FORWARD RESPONSE TO KRISTIN WEIS - Room 123

NEED RESPONSE BY: December 16, 2005

CONCEPT PLAN REQUIREMENTS-CHECKLIST

Generally, the concept plan consists of two separate maps, a site constraints map and a site proposal map. Depending upon a site's size, features, or configuration, the two maps may be combined, but only if this is requested at a pre-concept plan conference and approved by all reviewing agencies.

SITE CONSTRAINTS MAP**GENERAL**

- name and address of the developer
- name and address of the preparer of the plan
- tax account numbers
- location or vicinity map, preferably at 1"=1000' scale
- property boundaries from deed or tax map information
- zone lines

NATURAL ENVIRONMENT ASSESSMENT*

Approximate location of the following:

- existing topography as shown on county photogrammetric maps, highlighting slopes greater than 25%
- 100-year floodplain limits as shown on FEMA maps, county studies, or computed using approximate methods
- soil mapped and labeled in accordance with the **Soil Survey, Baltimore County, Maryland**
- streams, seeps, ponds, or other water bodies on and within 200 feet of the development site
- wetlands
- forest buffer limits, including adjustments for steep slopes and/or erodible soils in accordance with DEPRM's **Policies, Rules, and Regulations Manual**. It is not necessary to prepare the formal evaluation as set forth in Section III and IV of the Manual, unless DEPRM field verification is requested
- existing land cover (e.g., forest, meadow agriculture, etc.) on and within 200 feet of the development site
- significant regulated plant or wildlife communities using DEPRM or Maryland Department of Natural Resource data
- existing well and sewage disposal system on and within 100 feet of the development site
- soil evaluation tests (perc tests)
- existing underground fuel and chemical storage tanks on and within 100 feet of the development site

BUILT ENVIRONMENT ASSESSMENT

Approximate location of the following:

- existing buildings and roads on and within 200 feet of the development site
- designated historic structures or sites per the Landmarks Preservation Commission or the Maryland Historical Trust Inventory
- designated sites as per the Maryland Archeological Survey
- significant views that may affect the development proposal
- significant features (e.g., specimen trees, buildings, streetscaping, etc.) that may affect the development proposal
- existing land uses (e.g., commercial, single-family residential, townhouse residential, et.) on and within 200 ft. of the development site
- road rights-of-way and easements.

CONSISTENCY WITH COUNCIL ADOPTED PLANS

- Baltimore County Master Plan 1989-2010
- Community or Revitalization Plans
- Recreation and Parks Plan
- Streetscape Plan
- Greenways Plan

*Although not required, it is strongly recommended that the location of these features be field delineated by the applicant for the concept plan. Field delineations will be required for the development plan, and if the delineations are significantly different from those on the concept plan, the development plan **will not** be accepted for filing and another Community Input Meeting may be required.

SITE PROPOSAL MAP

- zoning, with maximum permitted dwelling units or square footage
- proposed number, type, and locations of dwelling units
- N/A proposed square footage and location and use of nonresidential structures
- proposed road network and sidewalks or pathways
- proposed open space network and calculations
- proposed parking areas and calculations
- proposed stormwater management facilities
- proposed landscape concept and planting unit calculations
- average daily trips
- identification of significant changes to topography
- location of permanent project identification signs

ADDITIONAL INFORMATION

- other anticipated actions needed by the Zoning Commissioner or Hearing Officer such as variances, waivers as part of the development plan, or special exceptions or hearings
- consistency with design manuals such as the Comprehensive Manual of Development Policies
- preliminary phasing and development schedule

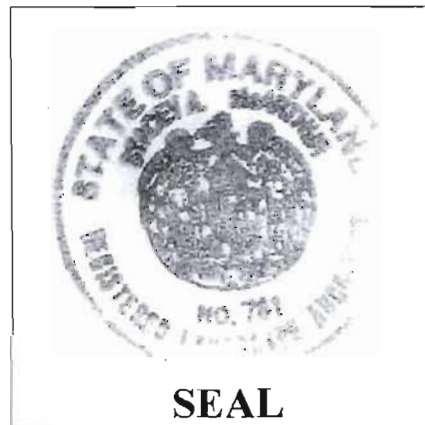
The required information and the key should be organized and formatted as indicated on the attachments.

If you have any questions about concept plan requirements, please contact the Office of Planning, Development Review Section at 887-3211 or the Department of Permits and Development Management at 887-3335.

A checkmark () indicates pertinent information that has been shown or noted on the plan. N/A denotes information not applicable to this development project.


Signature of Landscape Architect

11.10.05
Date



INTER-OFFICE CORRESPONDENCE

CONCEPT PLAN CONFERENCE

TO: Timothy Kotroco, Director - Department of Permits & Development Management

FROM: Arnold F. 'Pat' Keller, III, Director - Office of Planning

DATE: December 19, 2005

PROJECT NAME: Run Crossing

PROJECT NUMBER: IV-665

PROJECT PLANNER: Curtis Murray

GENERAL INFORMATION:

Applicant Name: Sidney Emmer Builders
1801 Falls Road
Baltimore, MD 21201

Location: E/S Pleasant Hill Road; Opposite Run Crossing Road

Councilmanic District: 4th

Land Management Area: Owings Mills Growth Area

Zoning: OT and ML-IM

Acres: 10.8± acres

Surrounding Zoning and Land Use:

North:	ML and OT	Single Family Dwellings
South:	OT	Offices
East:	ML	Offices
West:	OT and ML	Multi Family Dwellings, Offices, and Commercial

Project Proposal:

The applicant proposes 9 buildings housing 114-multi family homes on 10.8± acres of land zoned OT (10.2± acres) and ML (0.6± acres). There are existing meadows and steep slopes on the property. Additionally the property contains a reservation for the Baltimore County Red Run Greenway.

Other Anticipated Actions and Additional Review Items:

- | | | |
|--|---|--|
| <input type="checkbox"/> Special Exception | <input type="checkbox"/> Special Hearing | <input type="checkbox"/> PUD |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Compatibility | <input type="checkbox"/> Design Review Panel |
| <input checked="" type="checkbox"/> Waiver | <input type="checkbox"/> Scenic Route | <input type="checkbox"/> Other |
| <input type="checkbox"/> RTA Modification | <input type="checkbox"/> Referral to Planning Board | |

PARTIES TO BE NOTIFIED BY APPLICANT:

- All adjacent property owners.
- The Community Associations listed below:

The Villages of Painters Mill Community Association
 Scott Venable, Pres
 6 Hard Spring Court
 Owings Mill, Maryland 21117

Phil Filner Tollgate Action Group
 13 Old Tollgate Road
 Owings Mills, Maryland 21117

Renew
 Bill Braelove, Pres
 4272 Mary Ridge Drive
 Randallstown, Md 21133

Brian Ditto
 Reisterstown-Owings Mill Gr. C of C
 66 Painters Mill Rd. Suite 1
 Owings Mills, MD 21117

Lyons Manor Community Association
 Gloria Crowder, President
 9 Ambling Way
 Owings Mill, Maryland 21117

McDonogh Land Resources
 Terrence MacHamer
 10075 Red Run Blvd.
 Owings Mills, Maryland 21117

Lyonswood South Community Association
 Sherman Spruwell
 4117 Spider Lilly Way
 Owings Mill 21117

Mill Run HOA
 William Sykes
 9 Mill Pond Court
 Owings Mills, Md 21117

CedarmereElementary PTA
 New Town Elementary
 17 Nicodemus Road
 Reisterstown, Md 21136

Roanne Lucas
 Newtown Elementary
 4929 New Town Blvd
 Owings Mills, Md 21117

Earl Cox
 Whitehurst Community Assoc.
 9514 Lyonswood Dr.
 Owings Mills, Md 21117

Meridith Williams
 Winterset Concerned Citizens
 PO Box 225
 Owings Mills, Maryland 21117

Hazel Mays
 Cedarmere Community Association
 10 Cedarmere Road
 Owings Mills, Maryland 21117

MEETINGS:

Concept Plan Conference	12/19/05	Community Input Meeting	_____
Development Plan Conference	_____	Hearing Officer's Hearing	_____
Planning Board	_____		

MASTER PLAN

The land use recommended by Baltimore County *Master Plan 2010* (Owings Mills Growth Area Proposed Land Use Plan) is "office use." No office use is being provided.

SCHOOL IMPACT

This development is subject to the requirements of Bill 110-99, Adequate Public Facilities. A school impact analysis is required with development plan submittal. Information is available on the Baltimore County Office of Planning's Web Page:
<http://www.co.ba.md.us/bacoweb/services/planning/html/planof.htm>.

GREENWAYS

Red Run is designated in the *Owings Mills Park and Open Space Plan* and the *Baltimore County Master Plan 2010* as a recreational greenway. More specifically, the *Owings Mills Park and Open Space Plan* recommends that additional access points to the greenway be provided. This development proposal offers the potential opportunity to acquire this amenity. The Department of Recreation and Parks should be contacted to determine the means and timing of the dedication of the greenway reservation to the County.

COMPATIBILITY REPORT:

The Baltimore County Development Regulations (section 32-4-402) requires the Director of Planning to make compatibility recommendations to the Hearing Officer for development in the OT zone (CMDP Division II, Section D, pages 18 through 20). The applicant should provide a compatibility report to the Office of Planning which demonstrates how this project is designed to achieve the compatibility objectives of the CMDP, and include elevations and cross-sections which demonstrate that the project design is compatible with the community. The report shall address the following compatibility objectives:

1. **Site Development Context:** The arrangement and orientation of the proposed buildings and site improvements are patterned in a similar manner to those in the neighborhood.
2. **Building and parking Layout:** The building and parking lot layouts reinforce existing building and streetscape patterns and assure that the placement of buildings and parking lots have no adverse impact on the neighborhood.
3. **Road Widths and Sidewalks:** The proposed streets are connected with the existing neighborhood road network wherever possible and the proposed sidewalks are located to support the functional patterns of the neighborhood.
4. **Open space Planning:** The open spaces of the proposed development reinforce the open space patterns of the neighborhood in form and setting and complement existing open space systems.
5. **Site Features:** Locally significant features of the site such as distinctive buildings or vistas are integrated into the site design.
6. **Site landscaping, Streetscapes and Buffers:** The proposed landscape design complements the neighborhood's landscape patterns and reinforces its functional qualities.

- 7. **Exterior Signs, Lighting and Accessory Structures:** The exterior signs, site lighting and accessory structures support a uniform architectural theme and present a harmonious visual relationship with the surrounding neighborhood.
- 8. **Architectural Design:** The scale, proportions, massing and detailing of the proposed buildings are in proportion to those existing in the neighborhood.

RESIDENTIAL PERFORMANCE STANDARDS:

Be advised that this development is subject to Section 260 of the Baltimore County Zoning Regulations. This section requires the Director of the Office 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 Hearing Officer or the Director of Permits and Development Management, as applicable, shall consider the findings presented by the Director of the Office of Planning or the Director’s designee before a development plan is approved.

RESIDENTIAL PERFORMANCE STANDARDS FINDING:

Before a finding can be made on compliance of the subject project with the Residential Performance Standards, all of the following must be submitted:

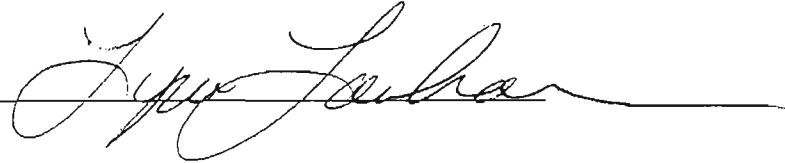
- 1. A pattern book (11” x 14” bound and in color) to include the following:
 - a. Architectural elevations of **all facades** including any proposed garage that shall include general massing of the buildings, major facade divisions, porches, gables, dormers, chimneys, size and placement of openings, roof treatment, materials, and colors. Elevations shall be provided of all unit types to be offered for sale;
 - b. Floor plans of the building types;
 - c. If dwellings with front entry garages are to be constructed, provide a typical plan or detail showing the garage setback;
 - d. Typical lot layouts showing house, garage, and driveway configurations;
 - e. Elevations and details of all proposed fencing;
 - f. Elevations and details of the proposed rear decks, indicating materials and finishes;
 - g. Elevations and details of proposed screening treatments of HVAC and metering systems;
 - h. Elevations, details and locations of proposed mail boxes;
 - i. Elevations and details of all proposed signage and entrance treatments;
 - j. Details of all proposed landscaping; and,
 - k. A copy of all covenants associated with the project.
- 2. A grading plan.
- 3. The design and location of the open space area.

COMMENTS:

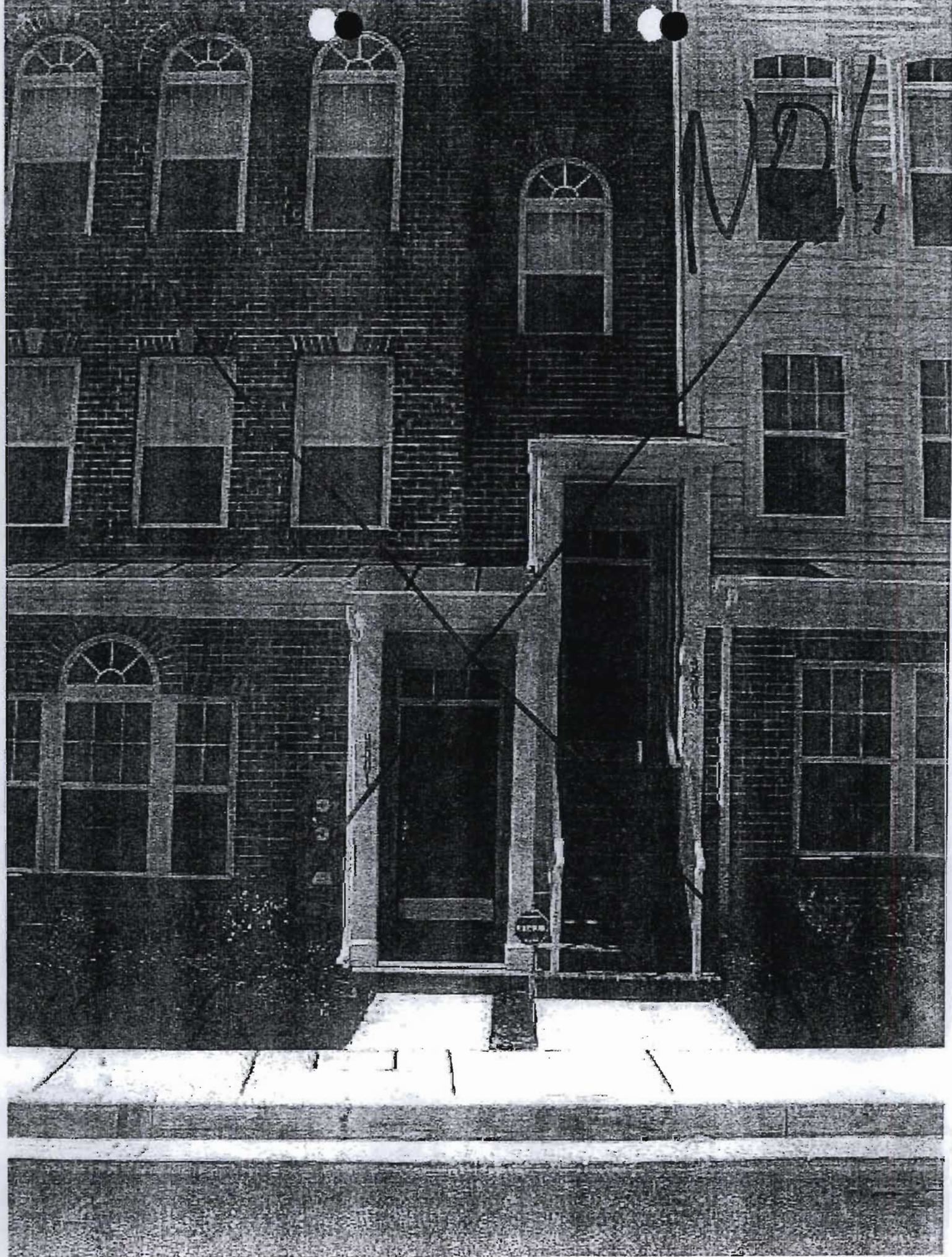
The receipt of additional information from the Community Input Meeting or other sources may generate further comments at the Development Plan Conference.

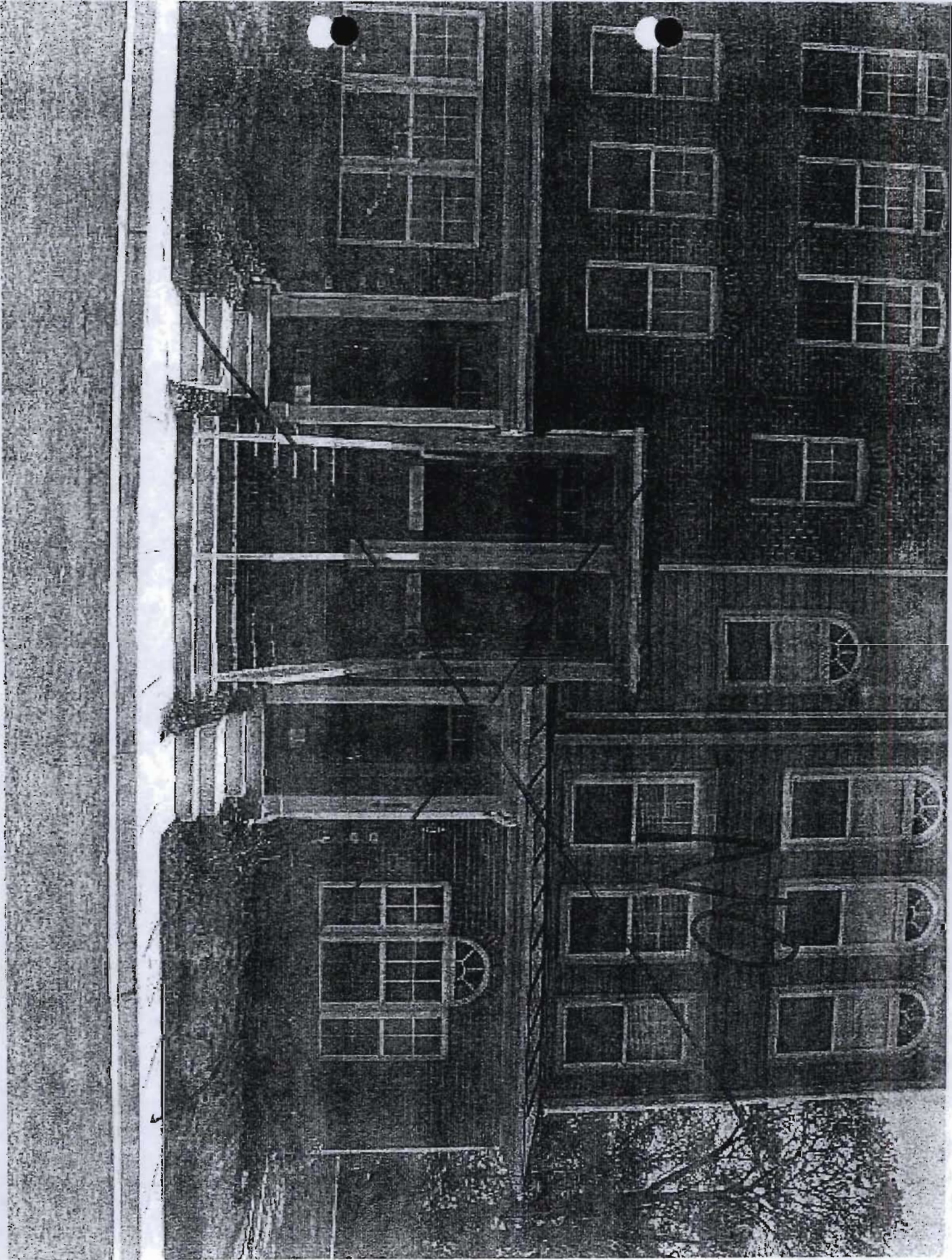
1. The Baltimore County Local Open Space Manual recommends that open space be located in a central useable area within the development. Relocate the amenity open space area to a more central location.
2. Develop the amenity open space areas in greater detail to provide seating, special paving, planting, etc. and more in keeping with residents needs.
3. Remove unit 22/23 and 89/90 to provide room between building and road for sidewalk, landscaping and screening of alley.
4. Reduce the number of units in a row to six.
5. Present single entrance foyers and stairs to the street on the front building elevations. The building should have a foyer with off-set doors similar to the new over/under units at the Reisterstown Village PUD (see attached photos).
6. Show the lead walks to the units (one for each over/under unit).
7. Provide details of the screen walls that screen the alley and parking area and any retaining walls.
8. Identify planting between parking pads.
9. Provide sidewalk connections to the rear alleys as well as adjoining employment uses.
10. Provide a "public" access easement to the Greenway.

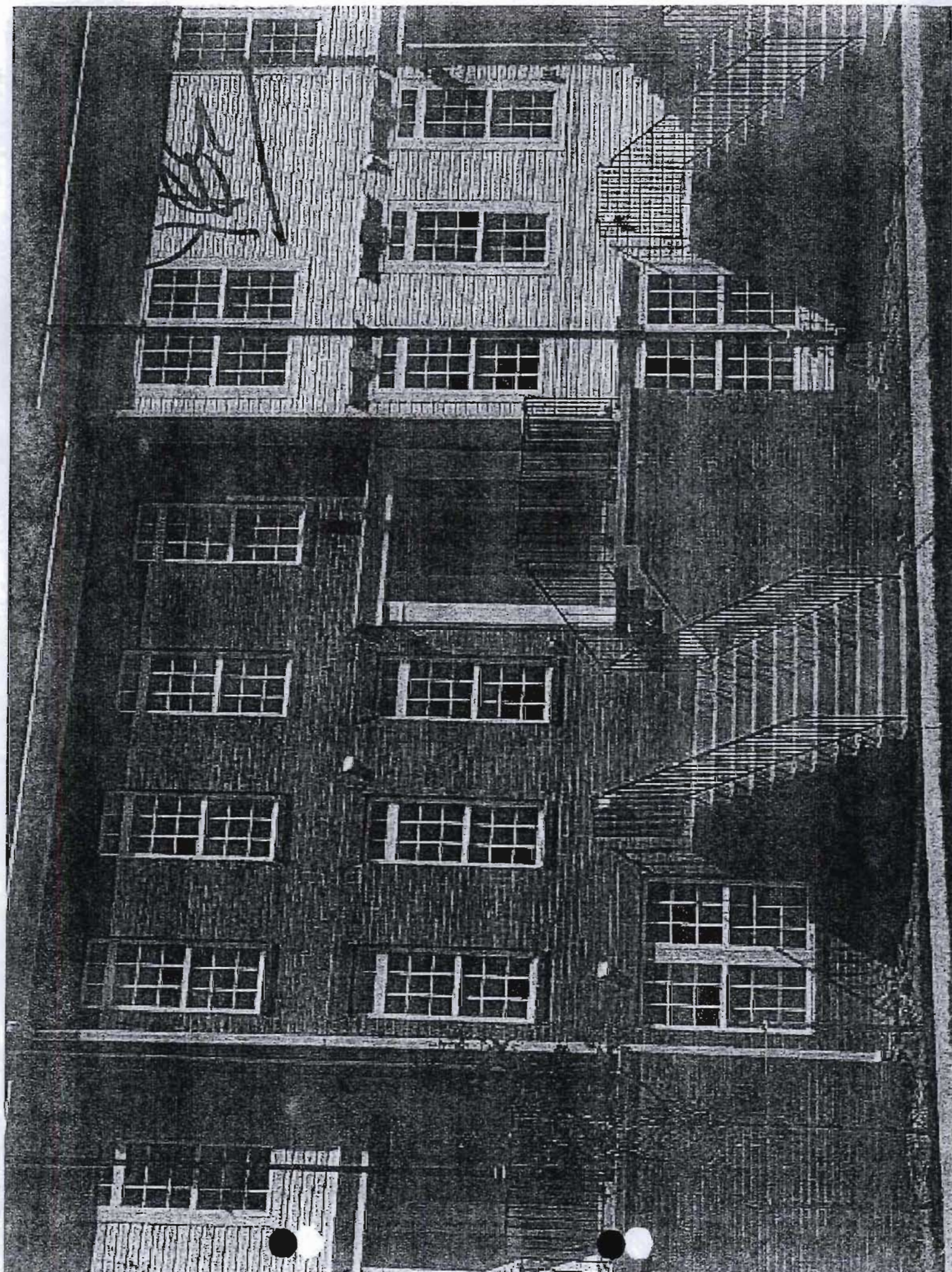
Division Chief:

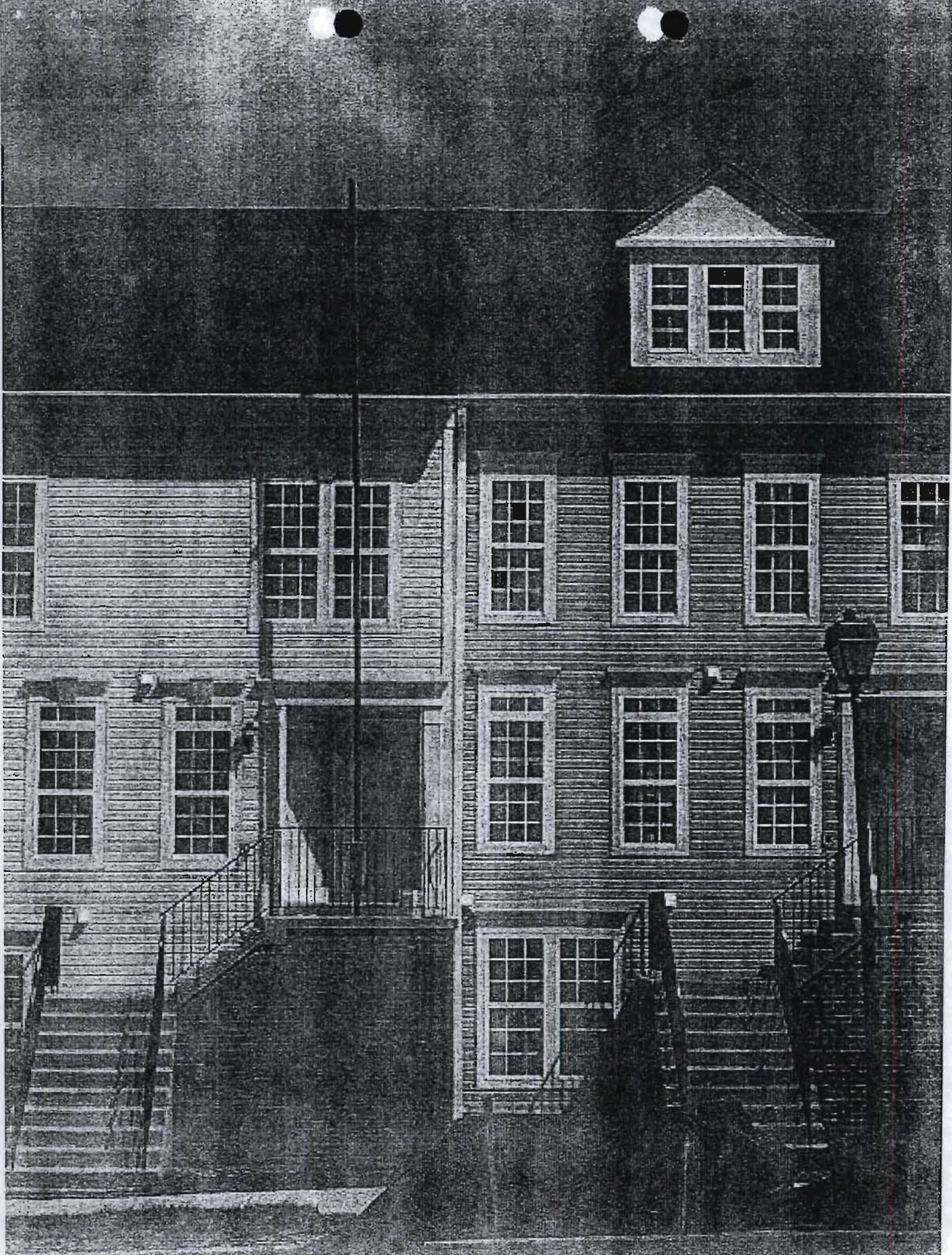


CM:kma
Attachments









CONCEPT PLAN COMMENTS

Project Name: Run Crossing
Project Location: E/S Pleasant Hill Road opposite Run Crossing Road
Date of Meeting: December 19, 2005
Watershed: Gwynns Falls
Reviewer(s): Tom Panzarella

ENVIRONMENTAL IMPACT REVIEW

- This project must conform to the requirements of Article 33, Section 33-3-101 through Section 33-3-120 of the Baltimore County Code: Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains. The following must be approved by this Department prior to submitting the Development Plan:
- A wetland delineation report.
 - A steep slopes and erodible soils analysis to determine the extent of the Forest Buffer on this site.
 - Add the standard Forest Buffer and/or Forest Conservation Easement notes to the plan.
 - 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".
 - A building setback of 35 feet must be applied from the Forest Buffer and/or Forest Conservation areas.
 - Storm Water Management pond embankments must be at least 15 feet from Forest Buffer and/or Forest Conservation areas.

CONCEPT PLAN COMMENTS

Project Name: Run Crossing

Date of Meeting: December 19, 2005

X In accordance with Article 33, Section 33-3-106 of the Baltimore County Code, a variance may be required for this proposal. The variance must be granted prior to Development Plan submittal.

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.

_____ 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 Regulations. The following must be submitted to, and be approved by EIR prior to Development Plan submittal:

X A Forest Stand Delineation report.

X A Forest Conservation Worksheet.

X A Preliminary Forest Conservation Plan.

X A Forest Retention/Afforestation Investigation Report.

_____ A special Variance

_____ This site is subject to the Chesapeake Bay Critical Area regulations.

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

CONCEPT PLAN COMMENTS

Project Name: Run Crossing

Date of Meeting: December 19, 2005

- An Environmental Agreement (EA) must be submitted prior to building or grading permits.
- An Environmental Effects Report and a Hydrogeological Study must be submitted with the Development Plan.
- 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.
- Additional Comments:

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: December 16, 2005

TO: R. Bruce Seeley, Project Manager, Development Coordination
Department of Environmental Protection & Resource Management

FROM: Clare Brunner, Ground Water Management
Department of Environmental Protection & Resource Management

SUBJECT: Project Name: Run Crossing
Plan Type: Concept Plan
Plan Date: November 9, 2005

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

Comments	Date Resolved	Reviewer
1. Locate all water wells serving the four buildings on the plan. Label them as wells		
2. Correct the label for "dry well" is this a dry well attempt or a seepage pit or a well		
3. Locate all components of each septic system serving the four buildings on this property. State the future disposition of the systems.		
4. Locate the underground storage tanks serving each property. State the future disposition of each tank		
5. Show the addresses for each of the four structures shown on the plan		

Note: AN INSPECTION OF THIS PROPERTY WILL BE MADE AFTER THE REVISED PLAN IS RECEIVED .BY ME.

Please include a revision date on all revised plans submitted.

Run Crossing cp 12-16-2005

CONCEPT PLAN CONFERENCE
Project I.D. #A054572
RUN CROSSING
E/S Pleasant Hill Road opposite Run Crossing Road
December 19, 2005 @ 10:00 AM

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.

CONCEPT PLAN CONFERENCE
Project I.D. #A054572
RUN CROSSING

- 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.

CONCEPT PLAN CONFERENCE

Project I.D. #A054572

RUN CROSSING

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 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.
- B. Extreme flood volume (Q_f) is 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 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 new stormwater management requirements that Baltimore County adopted on July 1, 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 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 is within the Red Run Corridor. The Corp of Engineers requirements for stormwater management and grading and erosion and sediment control apply.

Robert T. Wood

12/07/2005

c: R. Alexander Wirth, PE

concept.swm
run cross swm

CONCEPT PLAN CONFERENCE

Project I.D. #A054572

RUN CROSSING

E/S Pleasant Hill Road opposite Run Crossing Road

December 19, 2005 @ 10:00 AM

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

CONCEPT PLAN CONFERENCE

Project I.D. #A054572

RUN CROSSING

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 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.

CONCEPT PLAN CONFERENCE

Project I.D. #A054572

RUN CROSSING

- 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

12/07/2005

c: R. Alexander Wirth, PE

run cross grd
CONCEPT GRD

PRELIMINARY
STORMWATER MANAGEMENT HYDROLOGY
and
SUITABLE OUTFALL EVALUATION

Run Crossing

Dolfield and Pleasant Hill Roads
Baltimore County, Maryland

Prepared for:

Sidney Emmer Builders
1801 Falls Road
Baltimore, Maryland 21201
(410) 685-5200

Prepared by:

D.S. Thaler & Associates Inc.
7115 Ambassador Road
P.O. Box 47428
Baltimore, Maryland 21244-7428
(410) 944-3647 Fax (410) 944-3684
Project #02544

MAY 2006



GENERAL NOTES

1. DEVELOPMENT NAME: RUN CROSSING

2. DEVELOPER: SIDNEY EMMER BUILDERS BALTIMORE, MD 21246 410-685-2500

3. OWNER'S PROPERTY REFERENCES:

OWNER	ADDRESS	TAX ACCOUNT #	TAX MAP PARCEL LEAD	LOT	DEED SHEET	ACC MAP
ALEXANDER & ELANA	604 PLAZANT HILL RD. CHARMERS HILLS, MD 21111-2011	CH4100000	30, 14	354	10, 11	15504/ 1465
DANIEL & JEAN	16225 DARK HOLLOW RD. PERRYVILLE, MD 21078-4558	CH4100000	30, 14	353	6692/ 1460	15504/ 1460
SCHLIER	4200 WINDY HILL RD. PERRYVILLE, MD 21078-4558	CH4100000	30, 14	416	1094/ 1460	614/ 1460
KENNETH & YVARE	51 JOHN CHURCH RD. PERRYVILLE, MD 21078	TC0000504	30, 14	607	5679/ 1465	614/ 1460

4. PLAN PREPARED BY: D.S. THALER & ASSOC., INC. P.O. BOX 47428 BALTIMORE, MD 21246 ATTN: SIDNEY A. EMMER R.L.A. (410) 944-3647

5. PROPERTY INFORMATION: Little & Associates, Inc. September 2005.

6. GENERAL INFORMATION: CHURCH, 4 Regional Planning District: 3008

SCHOOL INFORMATION: SCHOOL: CORNELL (2005-2006)

Zone	State Standard	Development	2005	Proposed	Approved	Proposed	Approved
Residential Medium Density	RM60	Medium Density Residential	1000	1000	1000	1000	1000
Office	OF1	Office	1000	1000	1000	1000	1000
Neighborhood	NB1	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB2	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB3	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB4	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB5	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB6	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB7	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB8	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB9	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB10	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB11	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB12	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB13	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB14	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB15	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB16	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB17	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB18	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB19	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB20	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB21	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB22	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB23	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB24	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB25	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB26	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB27	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB28	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB29	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB30	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB31	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB32	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB33	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB34	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB35	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB36	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB37	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB38	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB39	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB40	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB41	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB42	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB43	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB44	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB45	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB46	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB47	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB48	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB49	Neighborhood	1000	1000	1000	1000	1000
Neighborhood	NB50	Neighborhood	1000	1000	1000	1000	1000

7. LANDSCAPE REQUIREMENTS

LANDSCAPE REQUIREMENTS	REQUIRED	PROPOSED
STREET FRONTAGE (Greater than 150' LF)	3600 LF+	1918 P.F.
ADJACENT ROADS (Greater than 150' LF)	3600 LF+	51 P.F.
STORMWATER MANAGEMENT (1 RWIS/ LF)	424 LF+	301 P.F.
RETAINING WALL (5' or greater)	595 LF+	183 P.F.
RETAINING WALL (3' or greater)	595 LF+	183 P.F.
TOTAL	2094 P.F.	2094 P.F.

8. UTILITIES

9. USE: Residential

10. APPROVED DAILY AVERAGE DRAINAGE RATE (ADDR) FOR THE BALTIMORE COUNTY 6.3 AVERAGE DAILY AVERAGE DRAINAGE RATE (ADDR) IS 6.3 AVERAGE DAILY AVERAGE DRAINAGE RATE (ADDR)

11. STORMWATER MANAGEMENT: Stormwater management will conform to Baltimore County standards and the 2000 Maryland Stormwater Management Design Manual. Stormwater management provisions will be provided in accordance with the filing of the Development Plan.

12. GRADES: Existing grades shall be maintained in areas not needed for construction or grading. Existing grades shall be maintained in areas not needed for construction or grading. Existing grades shall be maintained in areas not needed for construction or grading.

13. VEGETATION: Existing vegetation will be maintained in areas not needed for construction or grading. Existing vegetation will be maintained in areas not needed for construction or grading.

14. LIGHT LINES: Existing light lines shall be maintained in areas not needed for construction or grading. Existing light lines shall be maintained in areas not needed for construction or grading.

15. STORAGE TANKS: Existing storage tanks shall be maintained in areas not needed for construction or grading. Existing storage tanks shall be maintained in areas not needed for construction or grading.

16. LIGHTING: Existing lighting shall be maintained in areas not needed for construction or grading. Existing lighting shall be maintained in areas not needed for construction or grading.

17. ENVIRONMENTAL: Existing environmental features shall be maintained in areas not needed for construction or grading. Existing environmental features shall be maintained in areas not needed for construction or grading.

18. ZONING HISTORY: No zoning history was found on the record for this property.

19. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

20. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

21. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

22. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

23. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

24. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

25. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

26. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

27. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

28. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

29. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

30. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

31. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

32. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

33. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

34. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

35. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

36. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

37. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

38. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

39. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

40. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

39. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

40. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

41. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

42. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

43. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

44. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

45. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

46. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

47. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

48. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

49. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

50. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

51. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

52. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

53. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

54. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

55. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

56. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

57. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

58. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

59. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

60. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

61. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

62. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

63. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

64. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

65. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

66. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

67. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

68. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

69. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

70. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

71. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

72. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

73. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

74. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

75. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

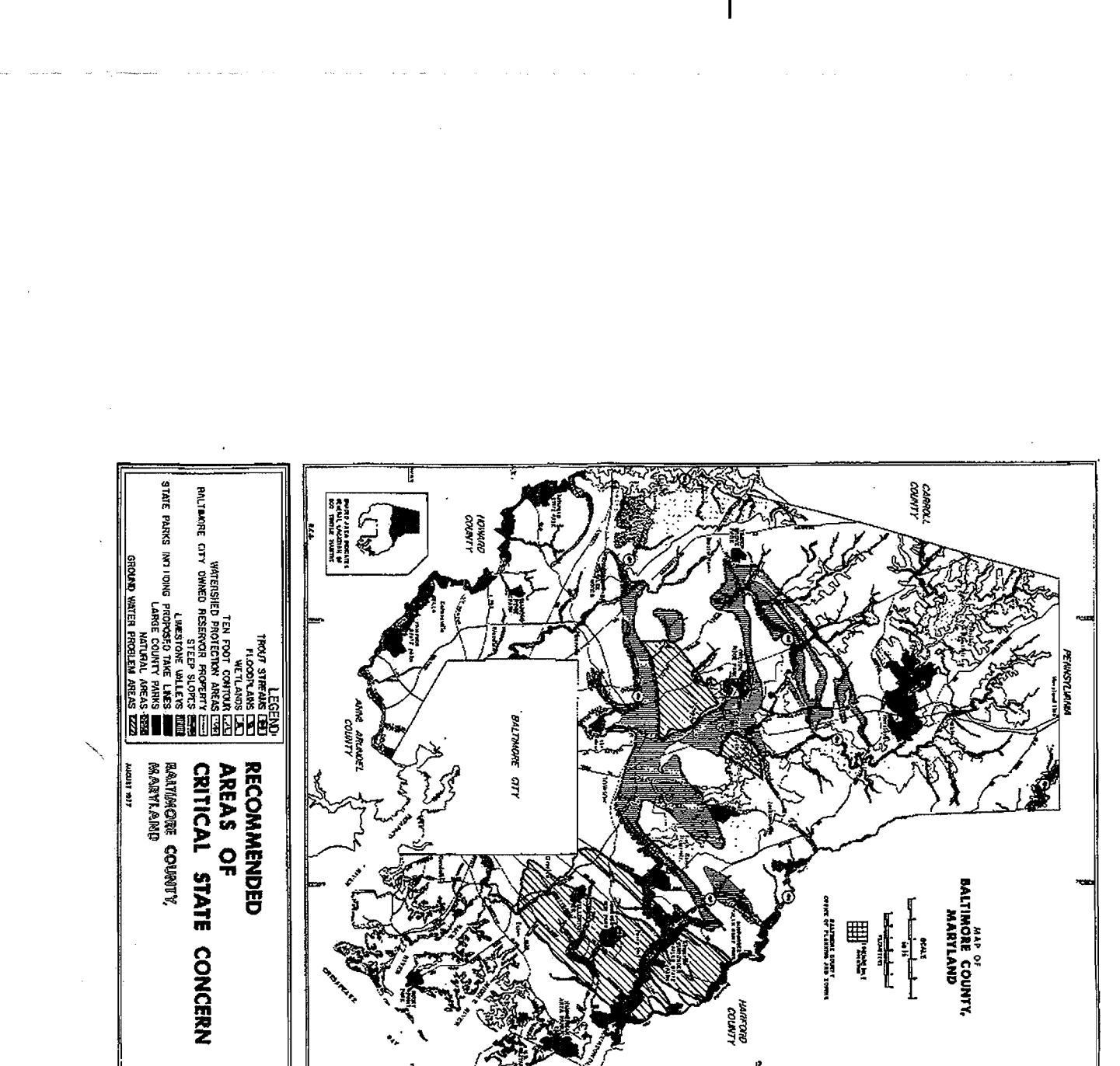
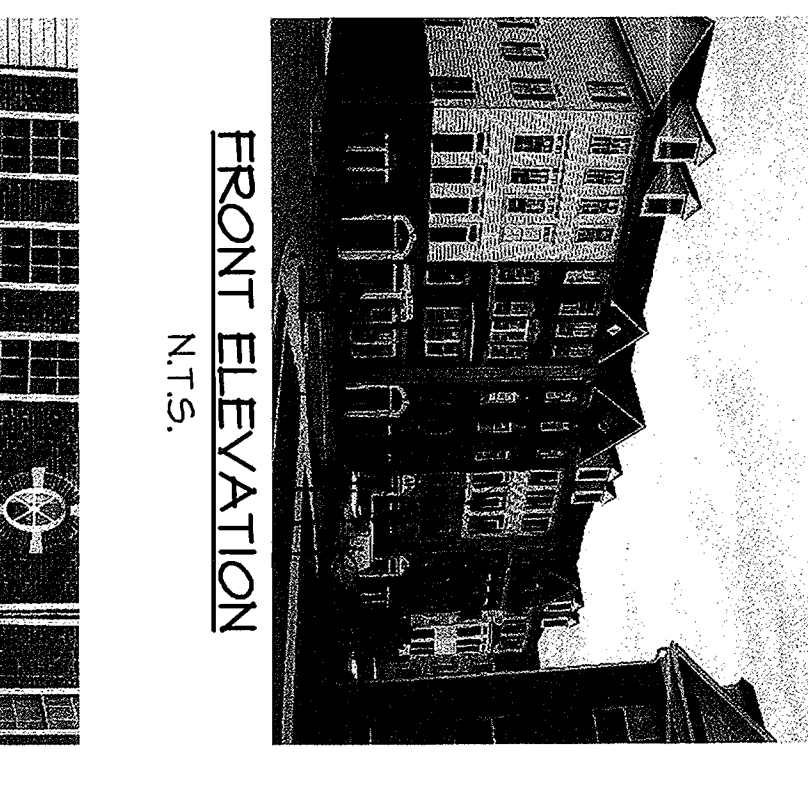
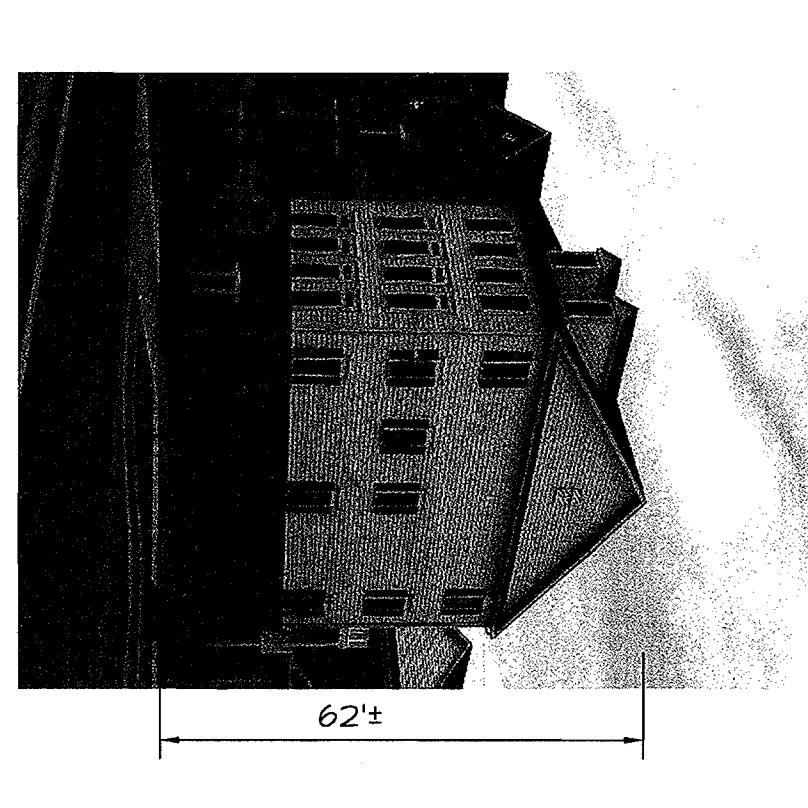
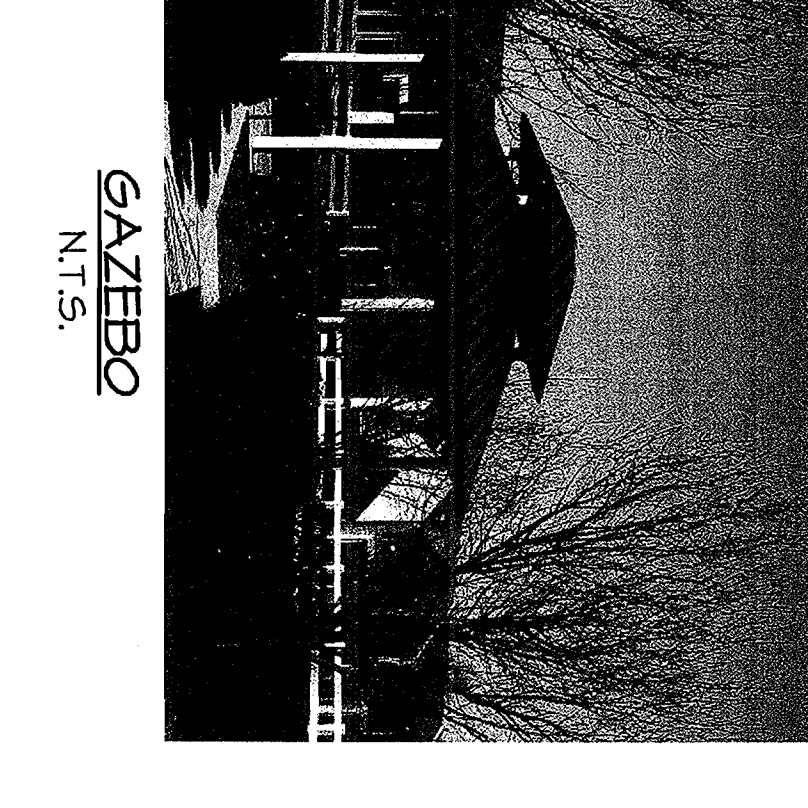
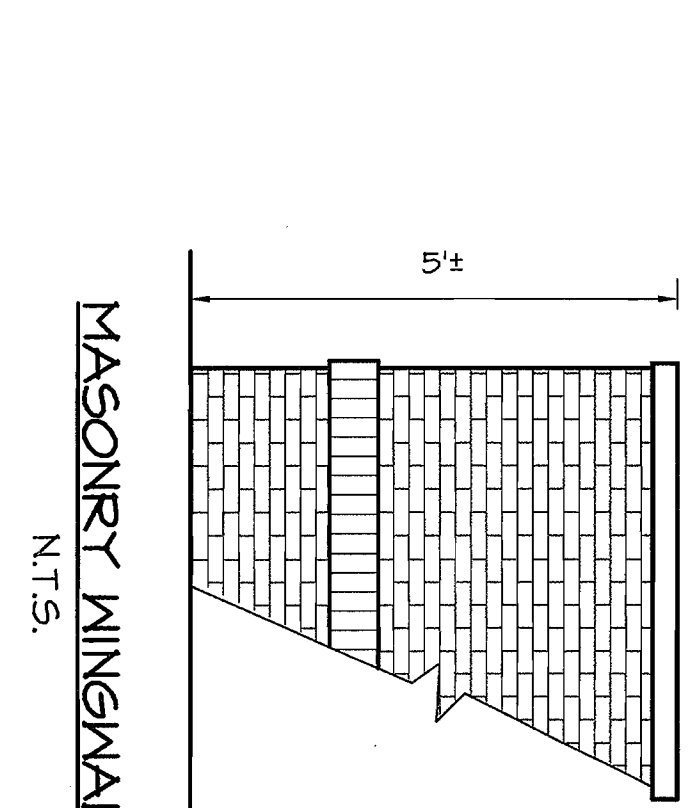
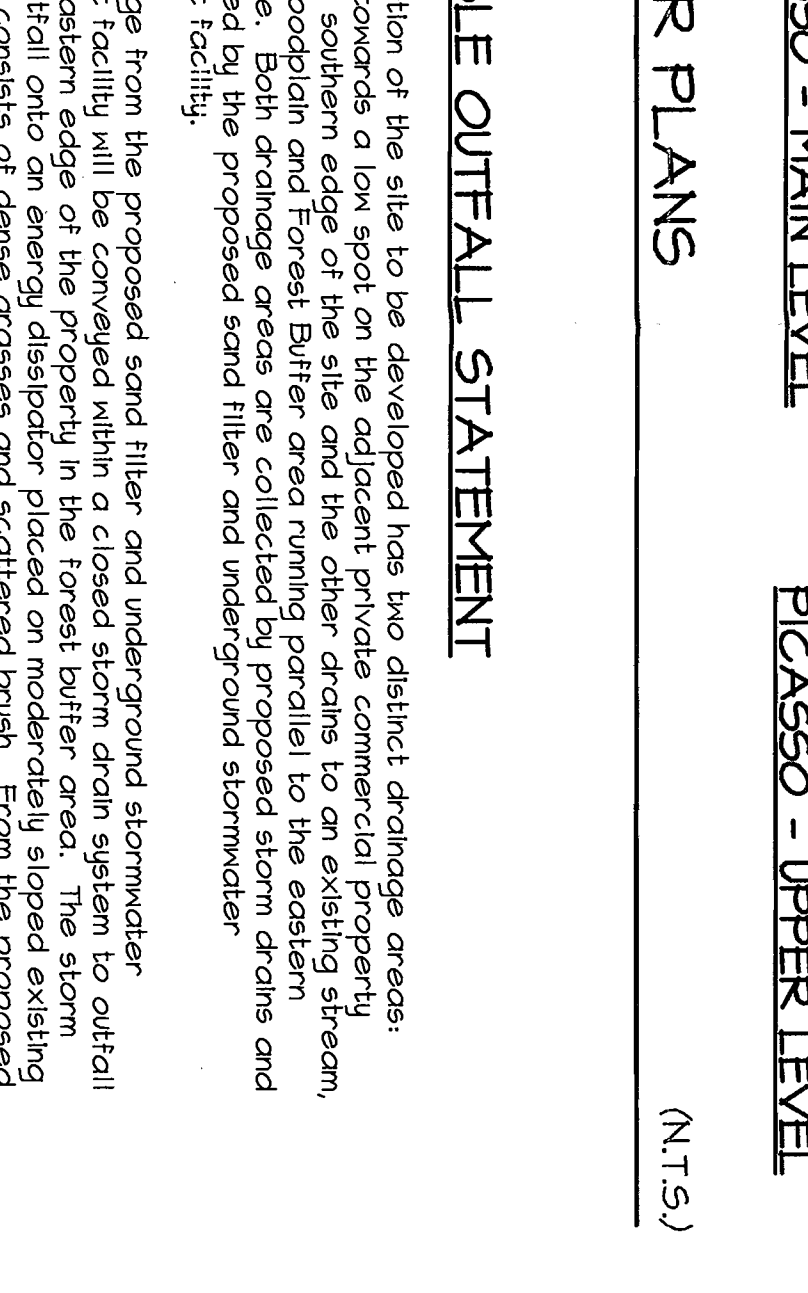
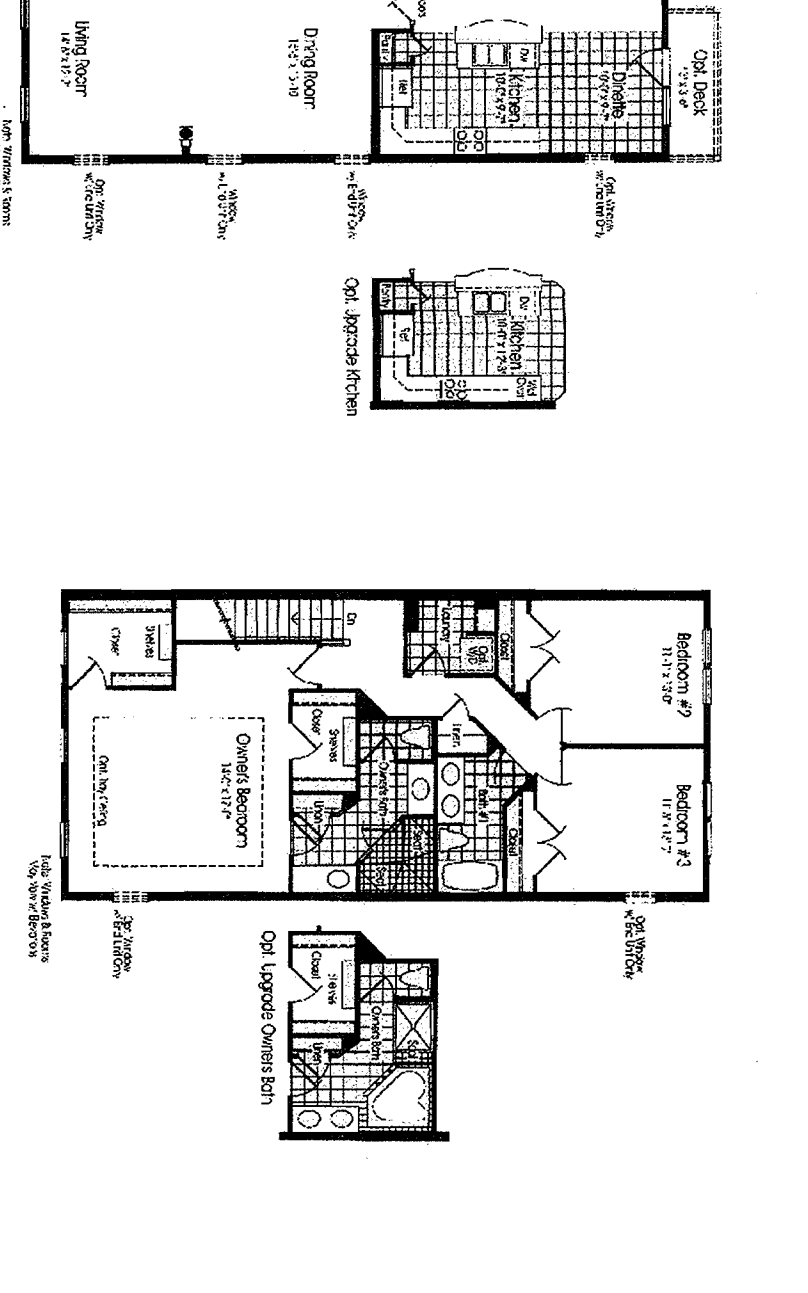
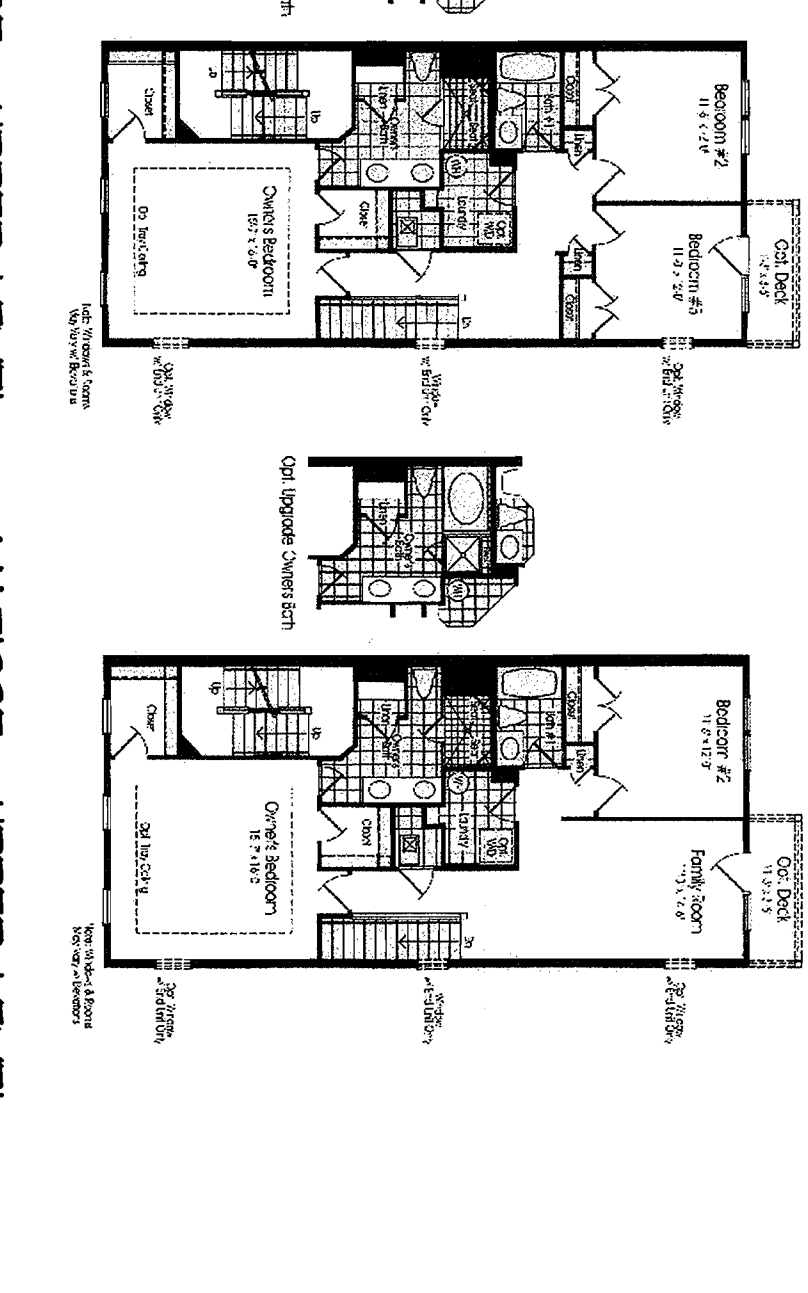
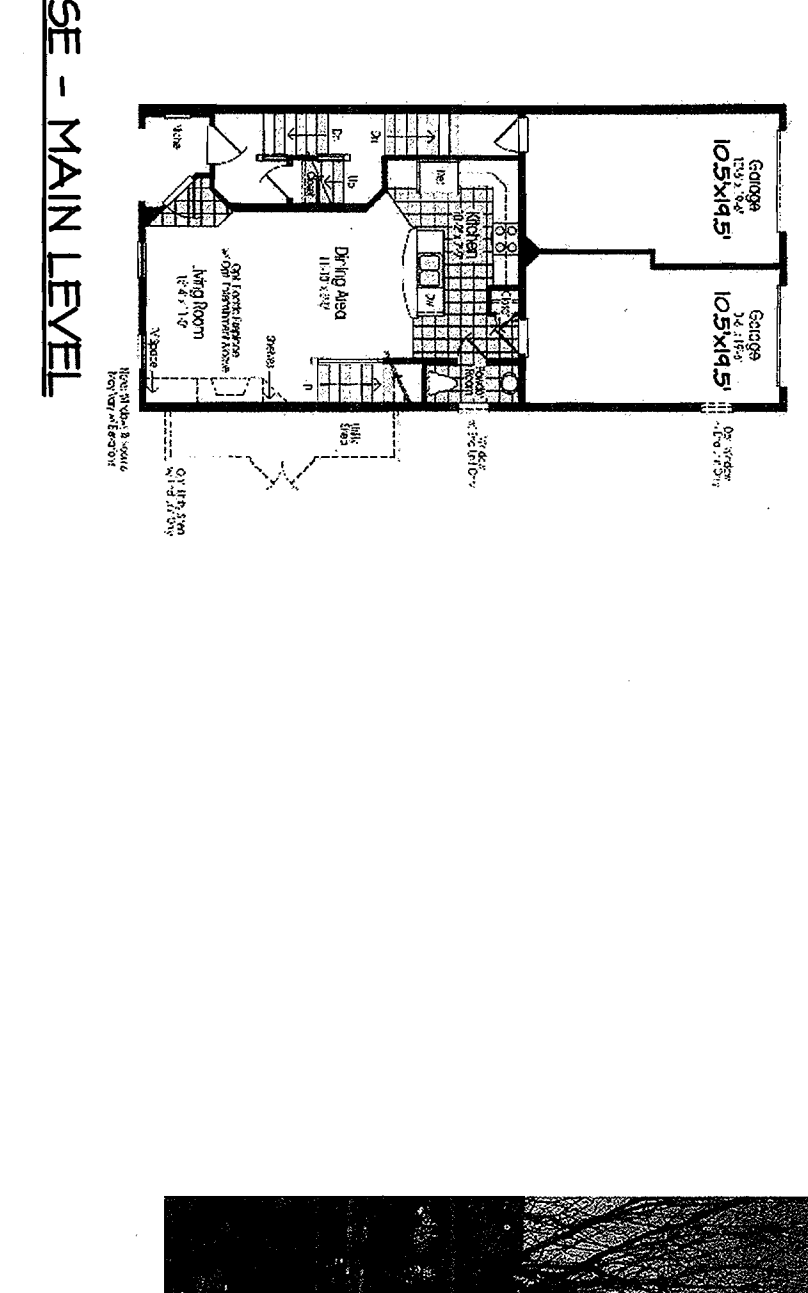
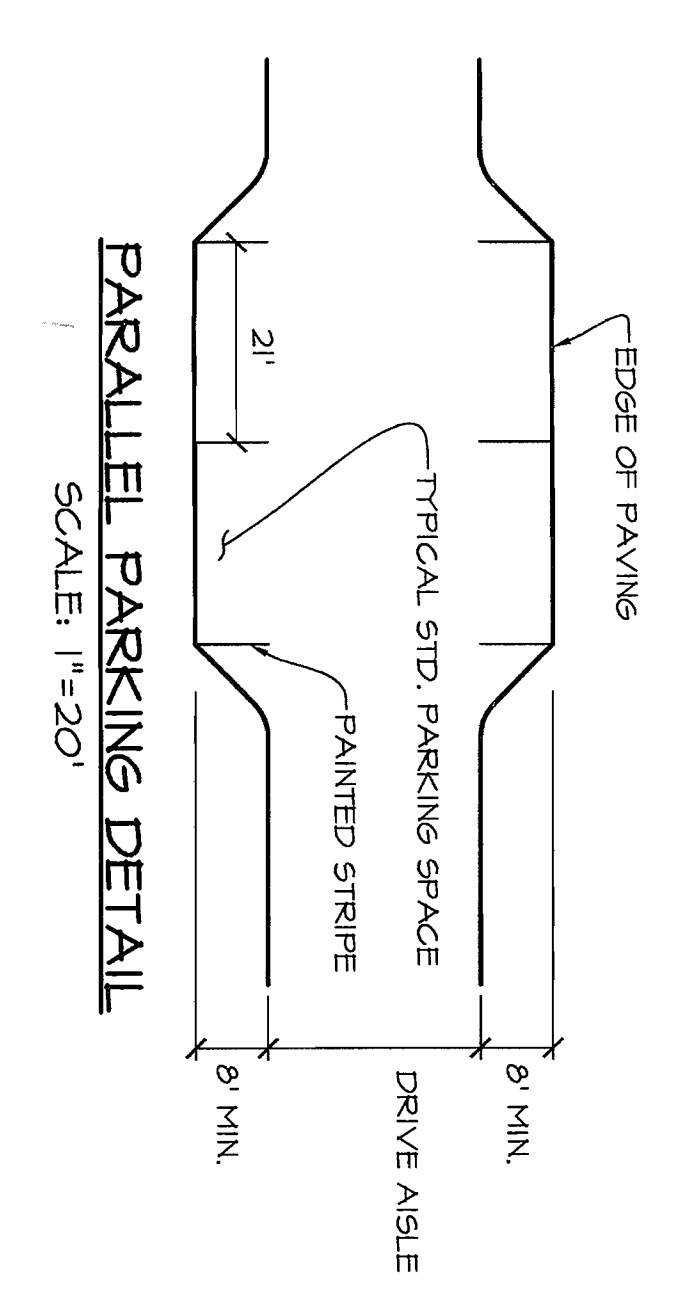
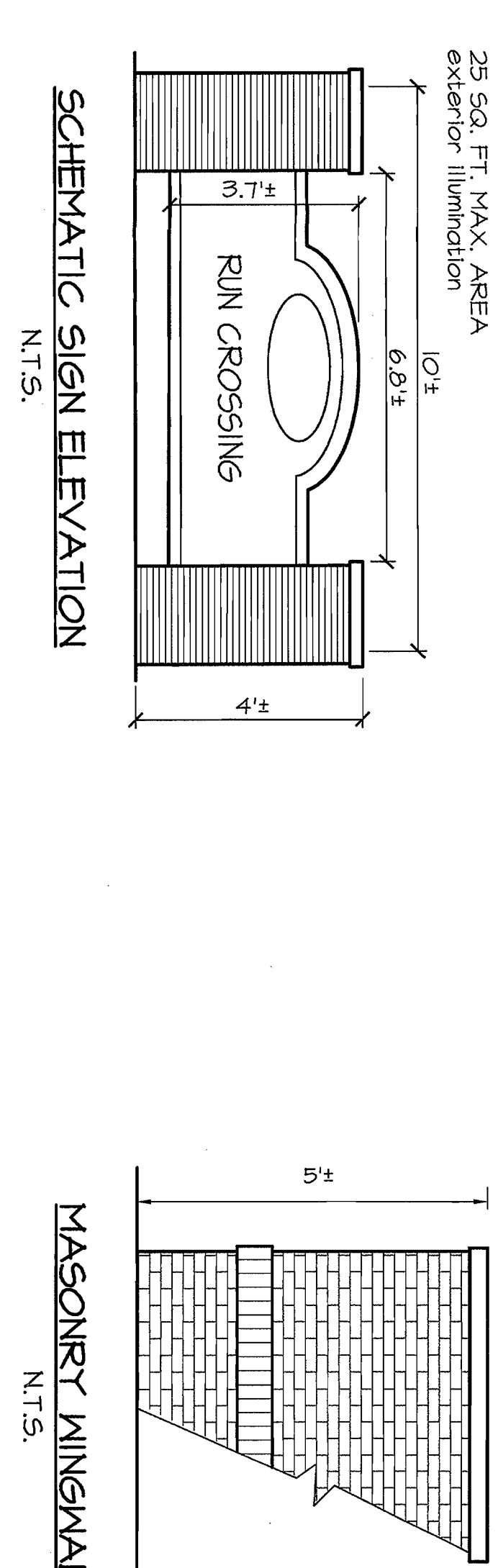
76. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

77. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

78. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

79. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.

80. MAXIMUM BUILDING HEIGHT: 45' for all zoning districts.



CERTIFICATE OF DELINQUENT ACCOUNTS

I, SIDNEY EMMER, CERTIFY UNDER OATH THAT THERE ARE NO DELINQUENT ACCOUNTS FOR ANY OTHER DEVELOPMENT WITH RESPECT TO ANY OF THE FOLLOWING: THE APPLICANT; A PERSON WITH A FINANCIAL INTEREST IN THE PROPOSED DEVELOPMENT; OR A PERSON WHO HAS BEEN PROVIDED CONTRACTUAL SERVICES ON BEHALF OF THE PROPOSED DEVELOPER.

(SIGNATURE) *Sidney Emmer*

HEARING OFFICERS HEARING AND ZONING HEARING TO BE CONVENED.

PROJECT NAME: RUN CROSSING

PLAN TITLE: DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAN TO ACCOMPANY ZONING PETITION.

CONJUNCTIONAL DIST. 4

ELECTION DIST. 4

REGIONAL PLANNING DISTRICT: 3008

CIN. 124/2006

PDN 104-665

DEVELOPER: SIDNEY EMMER BUILDERS

1801 FALLS ROAD BALTIMORE, MD 21201 410-685-2500

D.S. THALER & ASSOC., INC. CIVIL ENGINEERS, LANDSCAPE ARCHITECTS

715 ANBYGADOR ROAD BALTIMORE, MARYLAND 21244-7429 (410) 944-ENGR. (410) 944-3647

SCALE: 1"=30'

DATE: 5/02/06

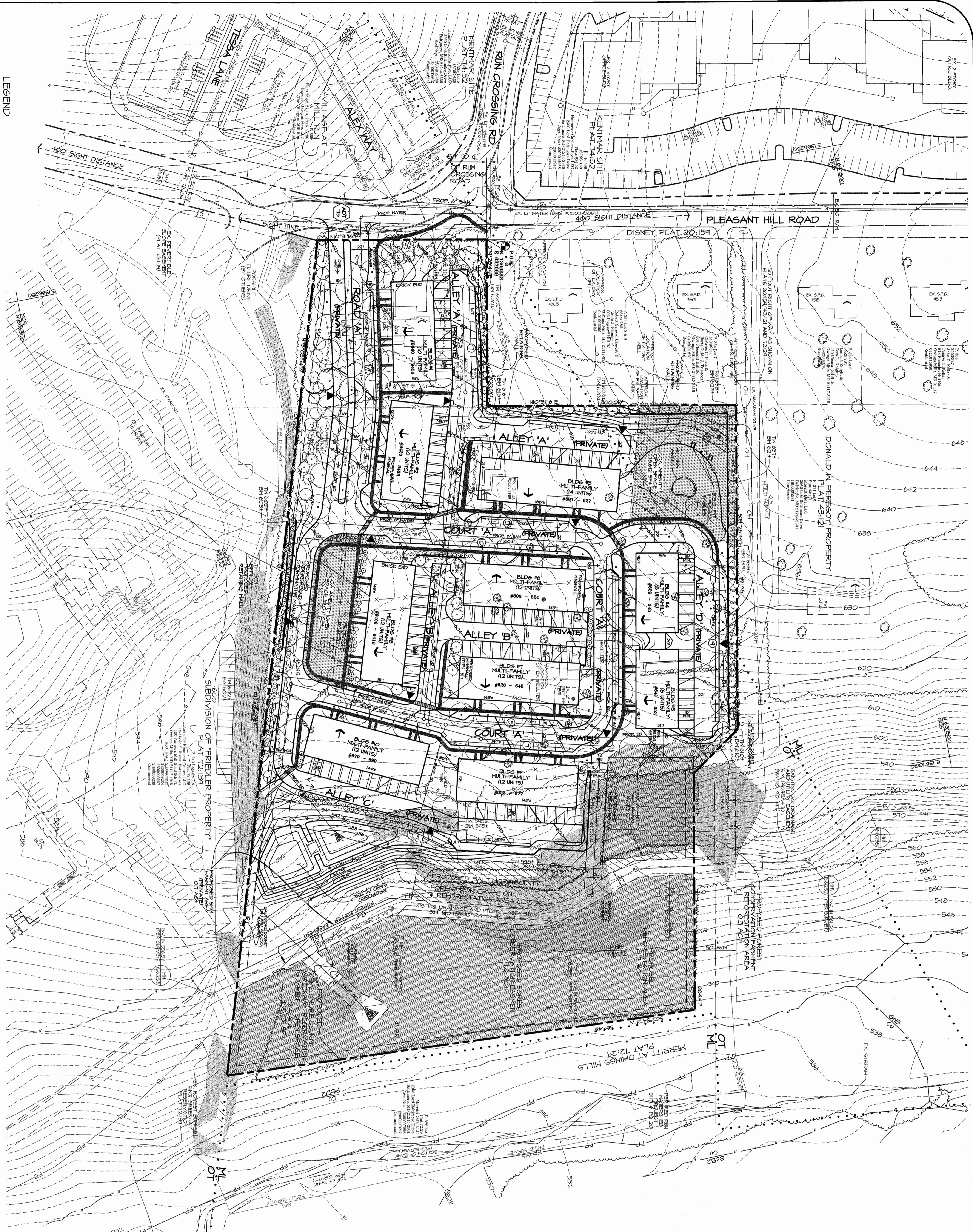
C.D. 2'

PROJ. NO.: 020126

SHEET 2 OF 2

RUN CROSSING

DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAN TO ACCOMPANY ZONING PETITION

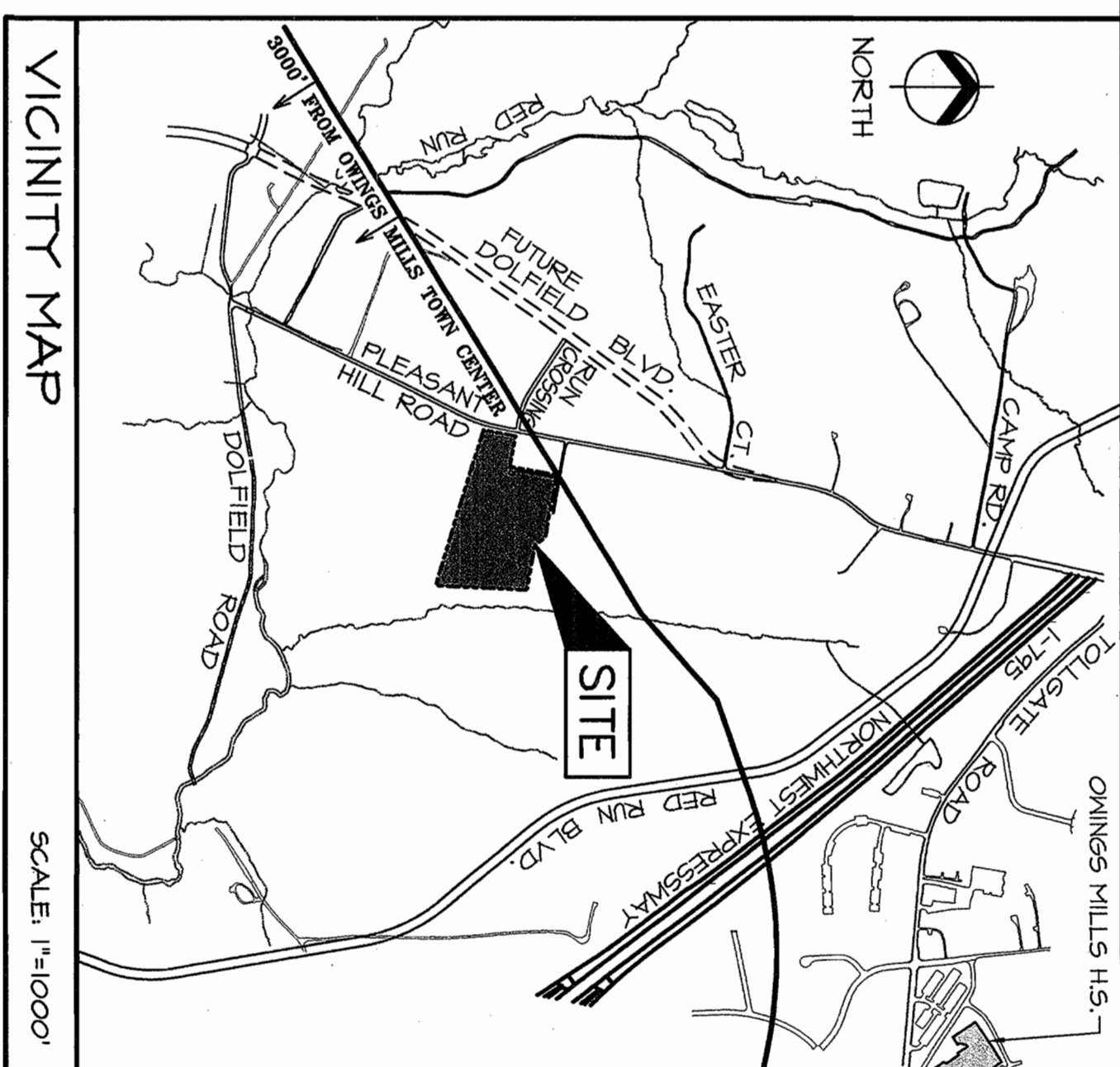
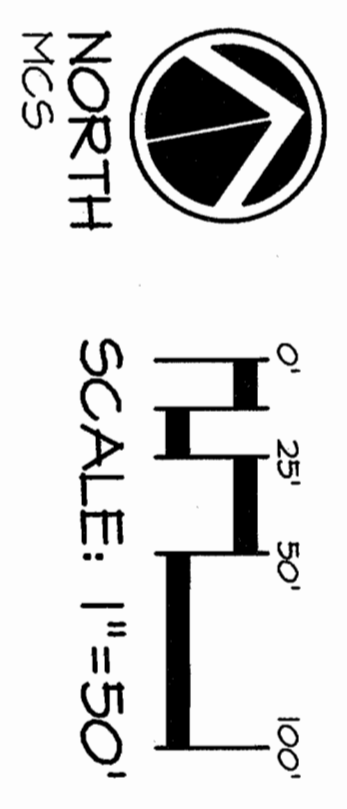


- LEGEND**
- TRACT BOUNDARY
 - ROAD
 - PAVEMENT
 - INDEX CONTOUR
 - INTER CONTOUR
 - ZONING LINE
 - REGENERATION
 - ASBESTY OPEN SPACE
 - PROPOSED FRONT ORIENTATION
 - REIN HYDRANT
 - LIGHT
 - UTILITY POLE
 - 2% SLOPES
 - FLOORPLAN
 - FOREST BUFFER
 - SOILS LINE
 - EXISTING FRONT ORIENTATION

SOILS

SYMBOL	NAME	USE	SEVERITY
h1e1	Heavy clay, 25-50% slopes	ROCKY IN EXPOSED AREAS	Severe
h2e2	Heavy loam, 15 to 25% slopes, moderately eroded	ROCKY IN EXPOSED AREAS	Severe
h2e3	Heavy loam, 15 to 25% slopes, moderately eroded	ROCKY IN EXPOSED AREAS	Severe
h2e4	Heavy loam, 15 to 25% slopes, moderately eroded	ROCKY IN EXPOSED AREAS	Severe
h2e5	Heavy loam, 15 to 25% slopes, moderately eroded	ROCKY IN EXPOSED AREAS	Severe
h2e6	Heavy loam, 15 to 25% slopes, moderately eroded	ROCKY IN EXPOSED AREAS	Severe
h2e7	Heavy loam, 15 to 25% slopes, moderately eroded	ROCKY IN EXPOSED AREAS	Severe
h2e8	Heavy loam, 15 to 25% slopes, moderately eroded	ROCKY IN EXPOSED AREAS	Severe
h2e9	Heavy loam, 15 to 25% slopes, moderately eroded	ROCKY IN EXPOSED AREAS	Severe
h2e10	Heavy loam, 15 to 25% slopes, moderately eroded	ROCKY IN EXPOSED AREAS	Severe

(*) DERIVED FROM AND PRODUCTIVE SOILS



MAJORITY REQUEST:
TO ALLOW A 22 FOOT PAVING SECTION IN LIEU OF THE REQUIRED 24 FOOT ROAD FOR ROAD 'A' AND COURT 'A'.

SPECIAL HEARING REQUEST:
TO ALLOW RESIDENTIAL UNITS IN AN OT ZONING.

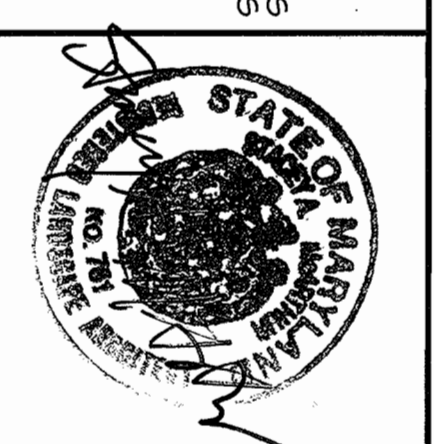
HEARING OFFICERS HEARING AND ZONING HEARING TO BE COVERED.

PROJECT NAME: RUN CROSSING
 PLAN TITLE: DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAN TO ACCOMPANY ZONING PETITION.
 CONSULTING DIST. 4
 REGIONAL PLANNING DISTRICT 306B
 PROJECT MANAGER: CHRISTINE K. RORKE
 C/N/A 12426
 PDM 804-665

DEVELOPER:
 SIDNEY ENNER BUILDERS
 1801 FALLS ROAD
 BALTIMORE, MD 21201
 410-685-5200

571

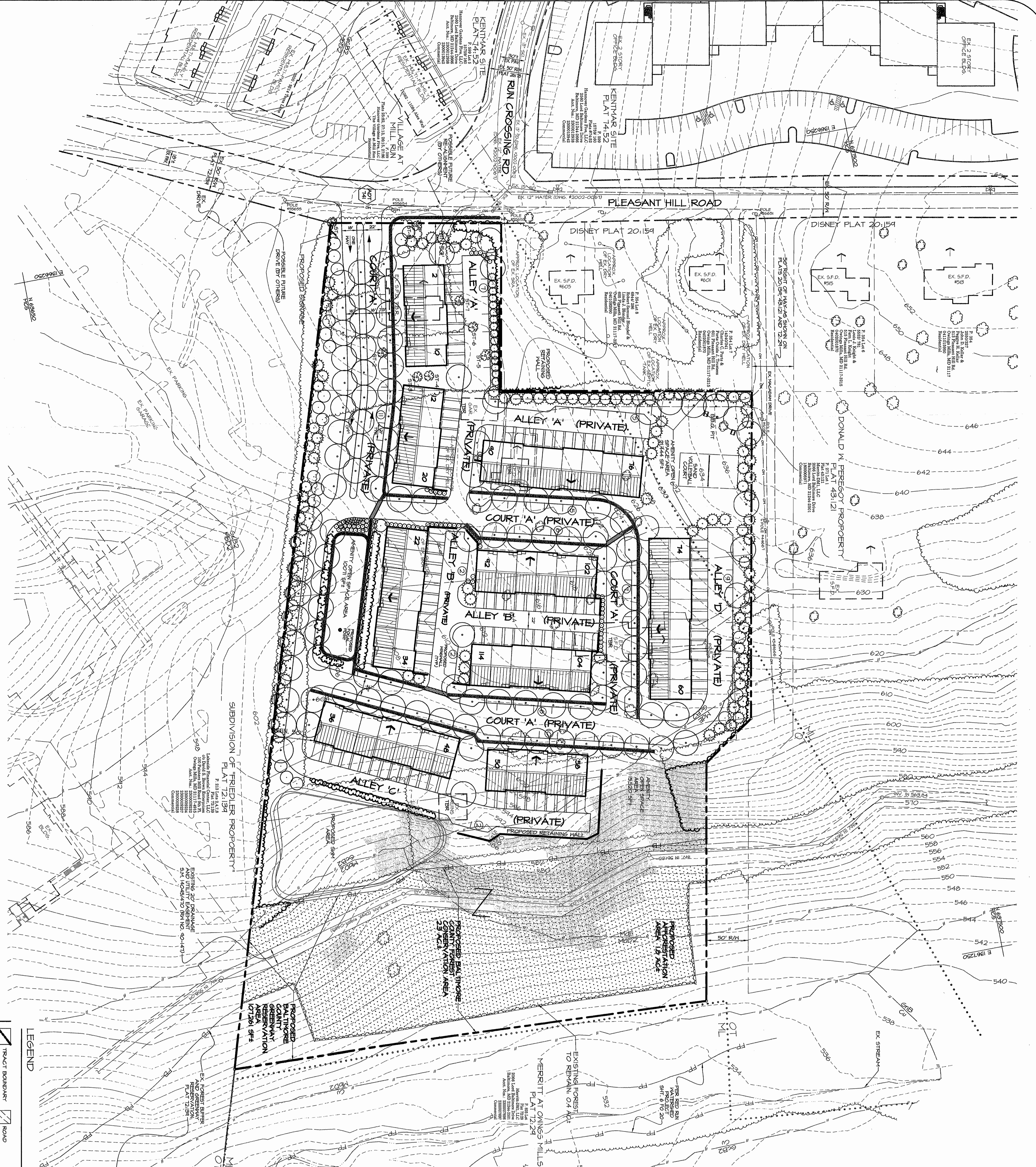
D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS
 715 ANNEASADOR ROAD
 P.O. BOX 47428
 BALTIMORE, MARYLAND 21244-7428
 (410) 541-8300 (410) 541-5841



DATE: 5/02/06
 SCALE: 1"=50'
 C/L: 2'
 PROJ. NO.: 02912B
 SHEET 1 OF 2

RUN CROSSING

DEVELOPMENT PLAN,
 SCHEMATIC LANDSCAPE PLAN
 AND PLAN TO ACCOMPANY ZONING PETITION



ADJACENT OWNERS:
VILLAGE AT MILL RUN

Parcel No. 15-05-0000000	Owner: JAMES W. HARRIS	Address: 15-05-0000000
Parcel No. 15-05-0000001	Owner: JAMES W. HARRIS	Address: 15-05-0000001
Parcel No. 15-05-0000002	Owner: JAMES W. HARRIS	Address: 15-05-0000002
Parcel No. 15-05-0000003	Owner: JAMES W. HARRIS	Address: 15-05-0000003
Parcel No. 15-05-0000004	Owner: JAMES W. HARRIS	Address: 15-05-0000004
Parcel No. 15-05-0000005	Owner: JAMES W. HARRIS	Address: 15-05-0000005
Parcel No. 15-05-0000006	Owner: JAMES W. HARRIS	Address: 15-05-0000006
Parcel No. 15-05-0000007	Owner: JAMES W. HARRIS	Address: 15-05-0000007
Parcel No. 15-05-0000008	Owner: JAMES W. HARRIS	Address: 15-05-0000008
Parcel No. 15-05-0000009	Owner: JAMES W. HARRIS	Address: 15-05-0000009
Parcel No. 15-05-0000010	Owner: JAMES W. HARRIS	Address: 15-05-0000010
Parcel No. 15-05-0000011	Owner: JAMES W. HARRIS	Address: 15-05-0000011
Parcel No. 15-05-0000012	Owner: JAMES W. HARRIS	Address: 15-05-0000012
Parcel No. 15-05-0000013	Owner: JAMES W. HARRIS	Address: 15-05-0000013
Parcel No. 15-05-0000014	Owner: JAMES W. HARRIS	Address: 15-05-0000014
Parcel No. 15-05-0000015	Owner: JAMES W. HARRIS	Address: 15-05-0000015
Parcel No. 15-05-0000016	Owner: JAMES W. HARRIS	Address: 15-05-0000016
Parcel No. 15-05-0000017	Owner: JAMES W. HARRIS	Address: 15-05-0000017
Parcel No. 15-05-0000018	Owner: JAMES W. HARRIS	Address: 15-05-0000018
Parcel No. 15-05-0000019	Owner: JAMES W. HARRIS	Address: 15-05-0000019
Parcel No. 15-05-0000020	Owner: JAMES W. HARRIS	Address: 15-05-0000020
Parcel No. 15-05-0000021	Owner: JAMES W. HARRIS	Address: 15-05-0000021
Parcel No. 15-05-0000022	Owner: JAMES W. HARRIS	Address: 15-05-0000022
Parcel No. 15-05-0000023	Owner: JAMES W. HARRIS	Address: 15-05-0000023
Parcel No. 15-05-0000024	Owner: JAMES W. HARRIS	Address: 15-05-0000024
Parcel No. 15-05-0000025	Owner: JAMES W. HARRIS	Address: 15-05-0000025
Parcel No. 15-05-0000026	Owner: JAMES W. HARRIS	Address: 15-05-0000026
Parcel No. 15-05-0000027	Owner: JAMES W. HARRIS	Address: 15-05-0000027
Parcel No. 15-05-0000028	Owner: JAMES W. HARRIS	Address: 15-05-0000028
Parcel No. 15-05-0000029	Owner: JAMES W. HARRIS	Address: 15-05-0000029
Parcel No. 15-05-0000030	Owner: JAMES W. HARRIS	Address: 15-05-0000030
Parcel No. 15-05-0000031	Owner: JAMES W. HARRIS	Address: 15-05-0000031
Parcel No. 15-05-0000032	Owner: JAMES W. HARRIS	Address: 15-05-0000032
Parcel No. 15-05-0000033	Owner: JAMES W. HARRIS	Address: 15-05-0000033
Parcel No. 15-05-0000034	Owner: JAMES W. HARRIS	Address: 15-05-0000034
Parcel No. 15-05-0000035	Owner: JAMES W. HARRIS	Address: 15-05-0000035
Parcel No. 15-05-0000036	Owner: JAMES W. HARRIS	Address: 15-05-0000036
Parcel No. 15-05-0000037	Owner: JAMES W. HARRIS	Address: 15-05-0000037
Parcel No. 15-05-0000038	Owner: JAMES W. HARRIS	Address: 15-05-0000038
Parcel No. 15-05-0000039	Owner: JAMES W. HARRIS	Address: 15-05-0000039
Parcel No. 15-05-0000040	Owner: JAMES W. HARRIS	Address: 15-05-0000040
Parcel No. 15-05-0000041	Owner: JAMES W. HARRIS	Address: 15-05-0000041
Parcel No. 15-05-0000042	Owner: JAMES W. HARRIS	Address: 15-05-0000042
Parcel No. 15-05-0000043	Owner: JAMES W. HARRIS	Address: 15-05-0000043
Parcel No. 15-05-0000044	Owner: JAMES W. HARRIS	Address: 15-05-0000044
Parcel No. 15-05-0000045	Owner: JAMES W. HARRIS	Address: 15-05-0000045
Parcel No. 15-05-0000046	Owner: JAMES W. HARRIS	Address: 15-05-0000046
Parcel No. 15-05-0000047	Owner: JAMES W. HARRIS	Address: 15-05-0000047
Parcel No. 15-05-0000048	Owner: JAMES W. HARRIS	Address: 15-05-0000048
Parcel No. 15-05-0000049	Owner: JAMES W. HARRIS	Address: 15-05-0000049
Parcel No. 15-05-0000050	Owner: JAMES W. HARRIS	Address: 15-05-0000050

PROPOSED

- RECREATION
- SEWER
- WATER
- TRAILS
- PROPOSED TREE PLANTING
- PROPOSED TREE REMOVAL

EXISTING

- ROAD
- RAILROAD
- UTILITY
- WATER
- SEWER
- TRAILS
- EXISTING TREE PLANTING
- EXISTING TREE REMOVAL

LEGEND

- ROAD
- RAILROAD
- UTILITY
- WATER
- SEWER
- TRAILS
- EXISTING TREE PLANTING
- EXISTING TREE REMOVAL

SITE DEVELOPMENT PROPOSAL

Parcel No.	Proposed Density	Proposed Area (sq. ft.)	Proposed Units	Proposed Parking
15-05-0000011	14	14	14	28
15-05-0000012	14	14	14	28
15-05-0000013	14	14	14	28
15-05-0000014	14	14	14	28
15-05-0000015	14	14	14	28
15-05-0000016	14	14	14	28
15-05-0000017	14	14	14	28
15-05-0000018	14	14	14	28
15-05-0000019	14	14	14	28
15-05-0000020	14	14	14	28
15-05-0000021	14	14	14	28
15-05-0000022	14	14	14	28
15-05-0000023	14	14	14	28
15-05-0000024	14	14	14	28
15-05-0000025	14	14	14	28
15-05-0000026	14	14	14	28
15-05-0000027	14	14	14	28
15-05-0000028	14	14	14	28
15-05-0000029	14	14	14	28
15-05-0000030	14	14	14	28
15-05-0000031	14	14	14	28
15-05-0000032	14	14	14	28
15-05-0000033	14	14	14	28
15-05-0000034	14	14	14	28
15-05-0000035	14	14	14	28
15-05-0000036	14	14	14	28
15-05-0000037	14	14	14	28
15-05-0000038	14	14	14	28
15-05-0000039	14	14	14	28
15-05-0000040	14	14	14	28
15-05-0000041	14	14	14	28
15-05-0000042	14	14	14	28
15-05-0000043	14	14	14	28
15-05-0000044	14	14	14	28
15-05-0000045	14	14	14	28
15-05-0000046	14	14	14	28
15-05-0000047	14	14	14	28
15-05-0000048	14	14	14	28
15-05-0000049	14	14	14	28
15-05-0000050	14	14	14	28
15-05-0000051	14	14	14	28
15-05-0000052	14	14	14	28
15-05-0000053	14	14	14	28
15-05-0000054	14	14	14	28
15-05-0000055	14	14	14	28
15-05-0000056	14	14	14	28
15-05-0000057	14	14	14	28
15-05-0000058	14	14	14	28
15-05-0000059	14	14	14	28
15-05-0000060	14	14	14	28

ANENITY OPEN SPACE CALCULATIONS:

ANENITY OPEN SPACE REQUIRED (NET AREA X 25%)	0.2 X 0.25 = 0.05 ACRES
ANENITY OPEN SPACE PROVIDED	0.05 ACRES
ANENITY OPEN SPACE PROVIDED (NET AREA)	0.05 ACRES
ANENITY OPEN SPACE PROVIDED (GROSS AREA)	0.05 ACRES
ANENITY OPEN SPACE PROVIDED (TOTAL)	0.05 ACRES

CONCEPT PLAN SITE PROPOSAL MAP

D.S. THALER & ASSOC., INC.

1715 ABBASGADOR ROAD
BALTIMORE, MARYLAND 21244-1429
(410) 944-1000 (FAX) 944-3647

SCALE: 1"=50'

DATE: 11/9/05

SCALE: 1"=50'

PROJ. NO. 029129

SHEET 2 OF 2

LEGEND

PROPOSED

- RECREATION
- SEWER
- WATER
- TRAILS
- PROPOSED TREE PLANTING
- PROPOSED TREE REMOVAL

EXISTING

- ROAD
- RAILROAD
- UTILITY
- WATER
- SEWER
- TRAILS
- EXISTING TREE PLANTING
- EXISTING TREE REMOVAL

LEGEND

- ROAD
- RAILROAD
- UTILITY
- WATER
- SEWER
- TRAILS
- EXISTING TREE PLANTING
- EXISTING TREE REMOVAL

OPEN SPACE PROPOSAL

Local Open Space Type	Acres
Active Open Space	0.0
Passive Open Space	0.0
Greenway	0.0
Trail and Connector	0.0
Greenway	0.0
Total Provided	0.0
Required	0.0
Provided	0.0

LANDSCAPE CONCEPT

Approximate # of Planting Units: 168 (PL)

Additional Information:

- UNDEVELOPED AREAS: ACT
- STORM WATER MANAGEMENT: 0.4

ADDITIONAL INFORMATION

ANTICIPATED ACTIONS:
PUBLIC WORKS, MAINT
PERMIT VARIANCE

VICINITY MAP

CONCEPT PLAN SITE PROPOSAL MAP

RUN CROSSING

ADJACENT OWNERS:

VILLAGE AT MILL RUN

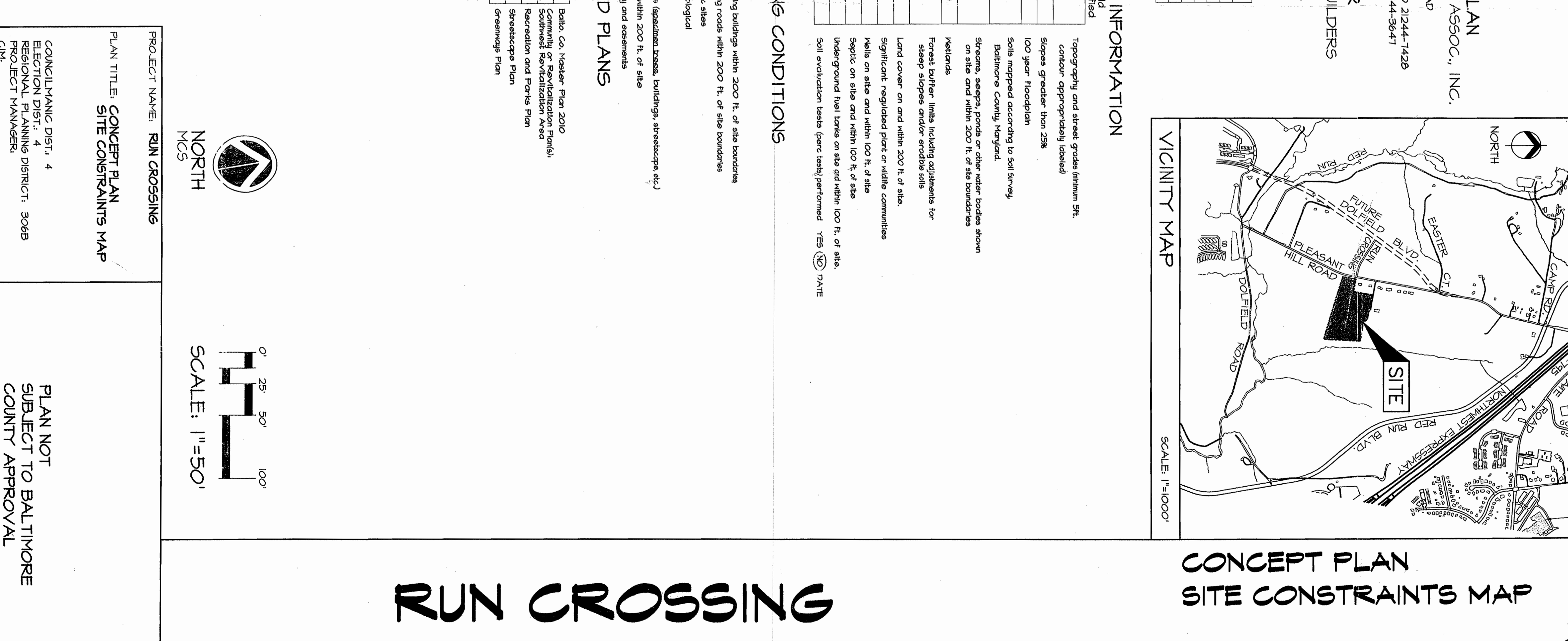
Parcel #	Owner Name	Address	Phone
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			
35			
36			
37			
38			
39			
40			

SOILS

SYMBOL	NAME	DESCRIPTION	PERCENT SAND	PERCENT SILT	PERCENT CLAY	TEXTURE
H&L	Heavy silty, 25-50% slopes	Very light	Very light	Very light	Very light	Very light
HR	Heavy silty	Very light	Very light	Very light	Very light	Very light
HR2	Heavy silty, 0 to 20% slopes moderately eroded	Very light	Very light	Very light	Very light	Very light

(N) INDICATES MOISTURE AND RESISTIVE SOILS

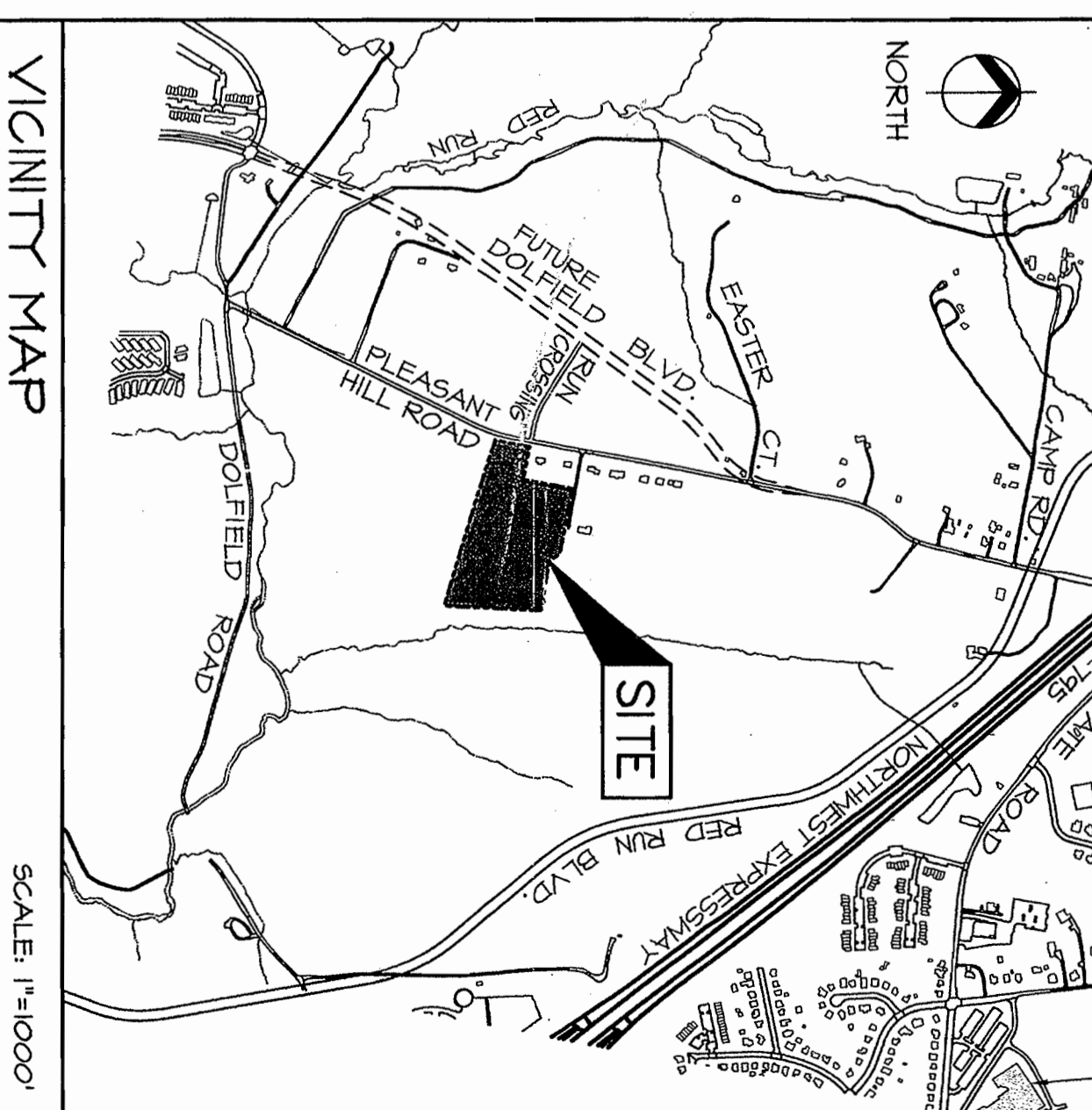
LABEL	SIZE	COMMON	SCIENTIFIC	CONDITION
ST-1	39.6"	Tree of Heaven	Ailanthus altissima	Fair
ST-2	37"	Black Oak	Quercus velutina	Good
ST-3	38"	Black Oak	Quercus velutina	Good
ST-4	43"	Black Oak	Quercus velutina	Good
ST-5	31"	Black Oak	Quercus velutina	Fair
ST-6	37"	Black Oak	Quercus velutina	Good
ST-7	37"	Black Oak	Quercus velutina	Good
ST-8	35.5"	Black Oak	Quercus velutina	Good
ST-9	40"	Black Oak	Quercus velutina	Fair



A. PREPARER OF PLAN
 Name: D. S. THALER & ASSOC., INC.
 Address: 719 ARBAMADOR ROAD
 P.O. BOX 47428
 BALTIMORE MARYLAND 21244-7428
 (410) 444-1600 (410) 444-3441

DEVELOPER
 Name: SIDNEY EMER BUILDERS
 Address: 1801 FALLS RD
 BALTIMORE MD 21286
 410-685-5200

TAX ACCOUNT NUMBER	FAX ACCOUNT #
354	9
354	10
416	0100002100
407	1000003804



C. EXISTING BUILDING CONDITIONS

Existing	Not Existing
●	●
●	●
●	●
●	●
●	●
●	●
●	●

Locations of existing buildings within 200' ft. of site boundaries
 Locations of existing roads within 200' ft. of site boundaries
 Designated historic sites
 Designated archeological sites
 Significant views
 Significant features (waterways, buildings, structures, etc.)
 Land uses on and within 200' ft. of site
 Local rights-of-way and easements

D. COUNTY ADOPTED PLANS

Building Code
 Zoning Ordinance
 Subdivision Code
 Planning and Zoning Code
 Public Works Code
 Fire Code
 Health Code
 Ordinance No. 2005-02
 Planning and Zoning Code
 Public Works Code
 Fire Code
 Health Code

LEGEND

	ROAD BOUNDARY		STREET
	EASEMENT		SANITARY SEWER
	INDEX CONTOUR		STORM DRAIN
	WATER		UTILITY POLE
	TREE		SPECIMEN TREE
	25% SLOPES		FOREST BUFFER
	FIRE HYDRANT		EXISTING FROM ORIENTATION

EXISTING

	ROAD
	STREET
	EASEMENT
	SANITARY SEWER
	STORM DRAIN
	WATER
	UTILITY POLE
	SPECIMEN TREE
	FOREST BUFFER

PROJECT NAME: RUN CROSSING

PLAN TITLE: CONCEPT PLAN SITE CONSTRAINTS MAP

CONJUNCTION DIST. 4
 ELECTION DIST. 4
 PROJECT MANSION DISTR. 306B
 PROJECT MANAGER: GIN
 PDM: 404-665

DEVELOPER:
 SIDNEY EMER BUILDERS
 1801 FALLS ROAD
 BALTIMORE MD 21286
 410-685-5200

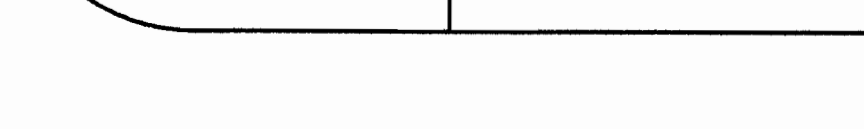
D.S. THALER & ASSOC., INC.
 CIVIL ENGINEERS
 LANDSCAPE ARCHITECTS
 719 ARBAMADOR ROAD
 BALTIMORE MARYLAND 21244-7428
 (410) 444-1600 (410) 444-3441

SIGNATURES
 LAND PLANNERS

DATE: 11/2/05
 SCALE: 1"=50'
 C.U. 2
 PLOT NO.: 02912B
 SHEET 1 OF 2

PLAN NOT SUBJECT TO BALTIMORE COUNTY APPROVAL

RUN CROSSING

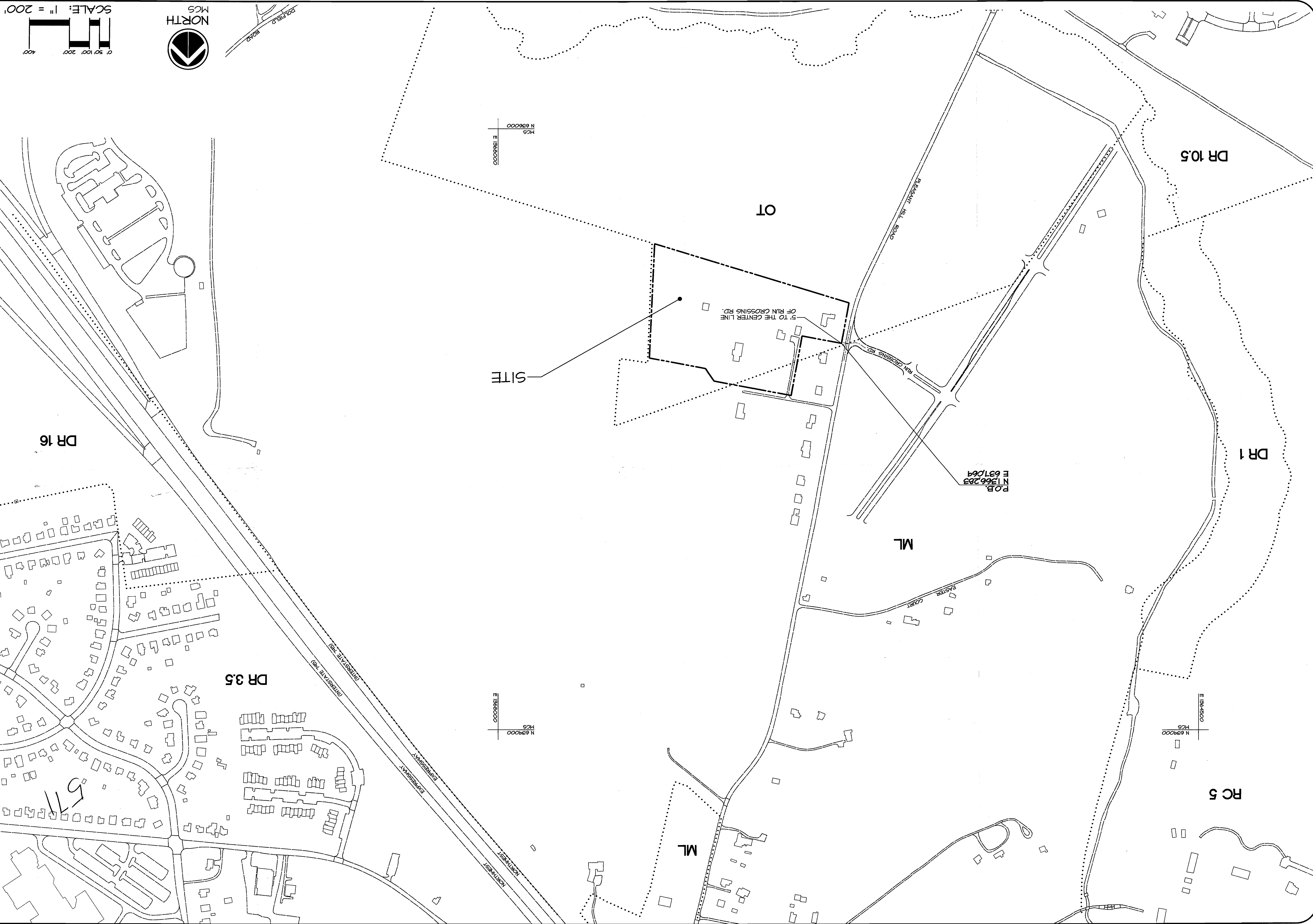


DATE: 5/22/06
SCALE: 1"=200'
C.I.:
PROJ. NO.: 02912B
SHEET 1 OF 1

RUN CROSSING

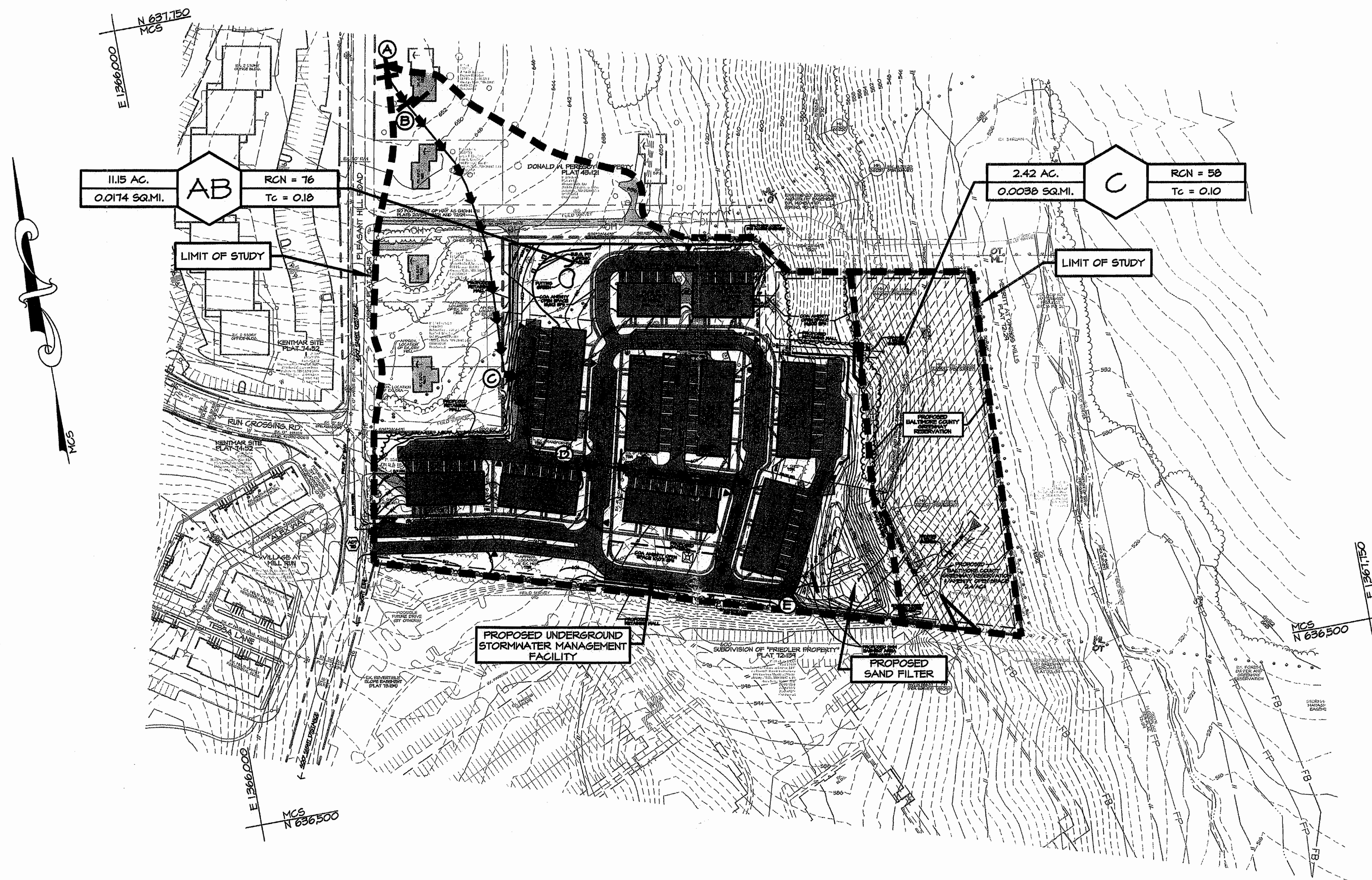
200 SCALE BALTIMORE COUNTY ZONING MAP TO ACCOMPANY ZONING PETITION

GIS TILES: 057c3, 058a3, 066c1, 067d1



SCALE: 1" = 200'
400' 200' 100'

The name: I:\Run Crossing.dwg
Project: Run Crossing
Scale: 200 Scale
Zoning: 200 Scale
Layout: Layout1
May 08, 2006 - 11:23am AK



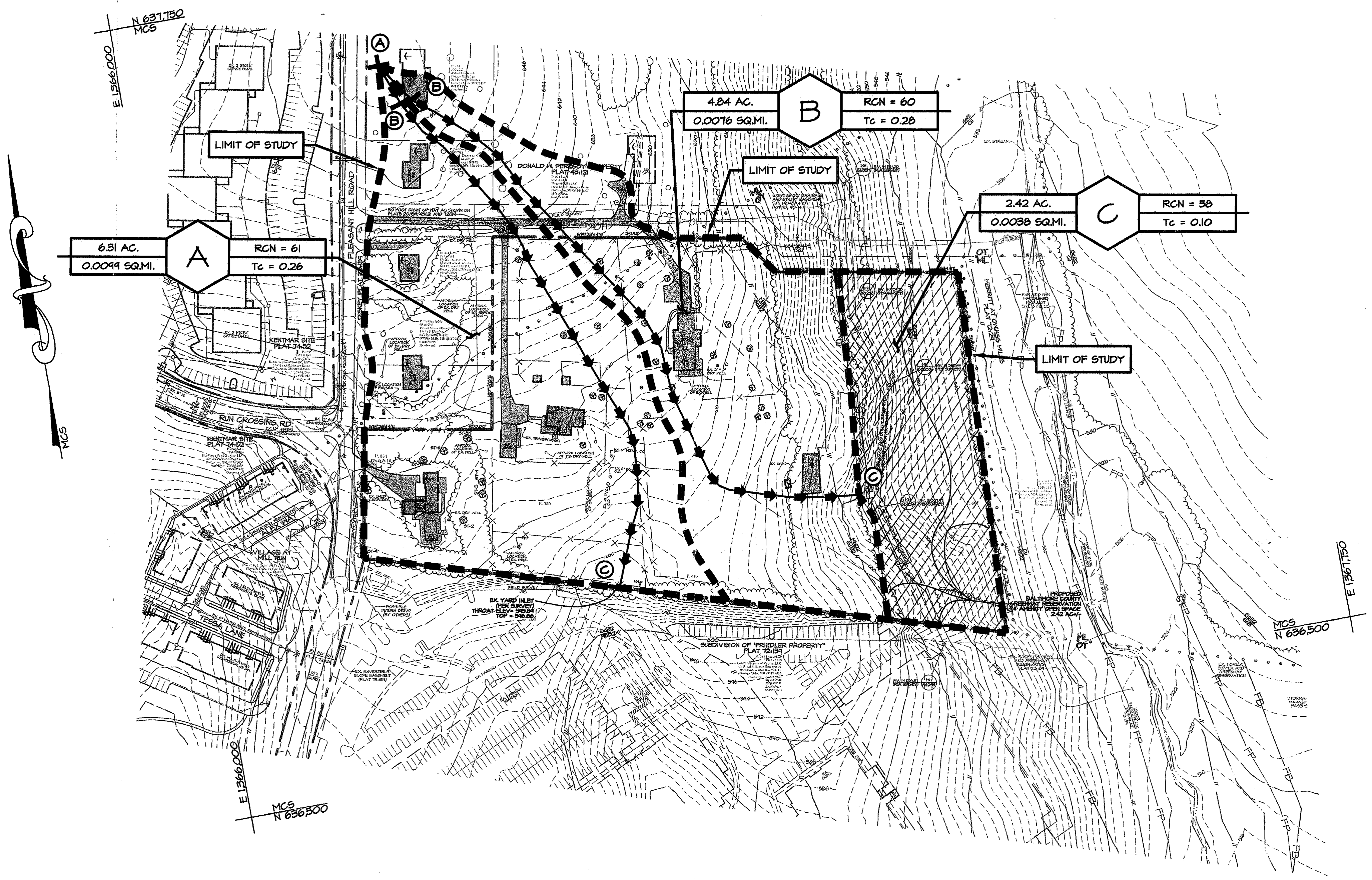
LEGEND

- DRAINAGE AREA LIMIT
- TIME OF CONCENTRATION PATH DESIGNATION
- TIME OF CONCENTRATION PATH
- DRAINAGE AREA DESIGNATION
- ZONING
- STREAM
- TREE LINE
- TRACT BOUNDARY
- SOIL TYPES AND LINES
- EXISTING IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- NATURAL AREA CONSERVATION CREDIT

D.S.T. No. 44878
 File Name: T:\New_Crossing\Water_Run_Crossing\SWMA\08-PR-Da-1.dwg Layout:Layout1 May 05, 2006 - 1:09pm AK

		ENGINEER D.S. THALER & ASSOCIATES, INC. 7115 AMBASSADOR ROAD P.O. BOX 47428 BALTIMORE, MARYLAND 21244-7428 (410) 944-3647		DEVELOPER SIDNEY EMMER BUILDERS 1801 FALLS ROAD BALTIMORE, MD. 21201 410-685-5200			
DATE	RIGHT OF WAY	REP.	ROAD PERMIT AND GRADES	P. H. A. DIR. NO.	CONTRACT NO.	REVISED AS PER RECORD PRINT	
			PERMIT REQUESTED			J.O.	DRAFTSMAN
			PERMIT NUMBER				DATE
			GRADE ESTABLISHED				
			PROFILE NUMBER				
DESIGNED	A.C.F.	D. S. THALER & ASSOC., INC.	BUREAU OF ENGINEERING AND CONSTRUCTION	HIGHWAYS	STRUCTURES	STORM DRAINS	WATER
DRAWN	M.J.B.	ENGINEER ANDREW C. FERRETTI	REVIEWED				
CHECKED	A.C.F.	DATE	LIC. NO. 24834	DATE			

LEVEL BK.	KEY SHEET	SCALE	BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING AND CONSTRUCTION	JOB ORDER NO.
DETAIL BK.	POSITION SHEET	PLAN 1" = 100'	STORM WATER MANAGEMENT	SHEET 2 OF 2
DATE	REVISION	PROFILE NA	PROPOSED CONDITIONS DRAINAGE AREA MAP	DWG. NO.
			SUBDIVISION: RUN CROSSING PROPERTY	FILE: 4
			EL. DISTRICT NO. 13, C-3	
			BALTIMORE COUNTY TYPE NUMBER	



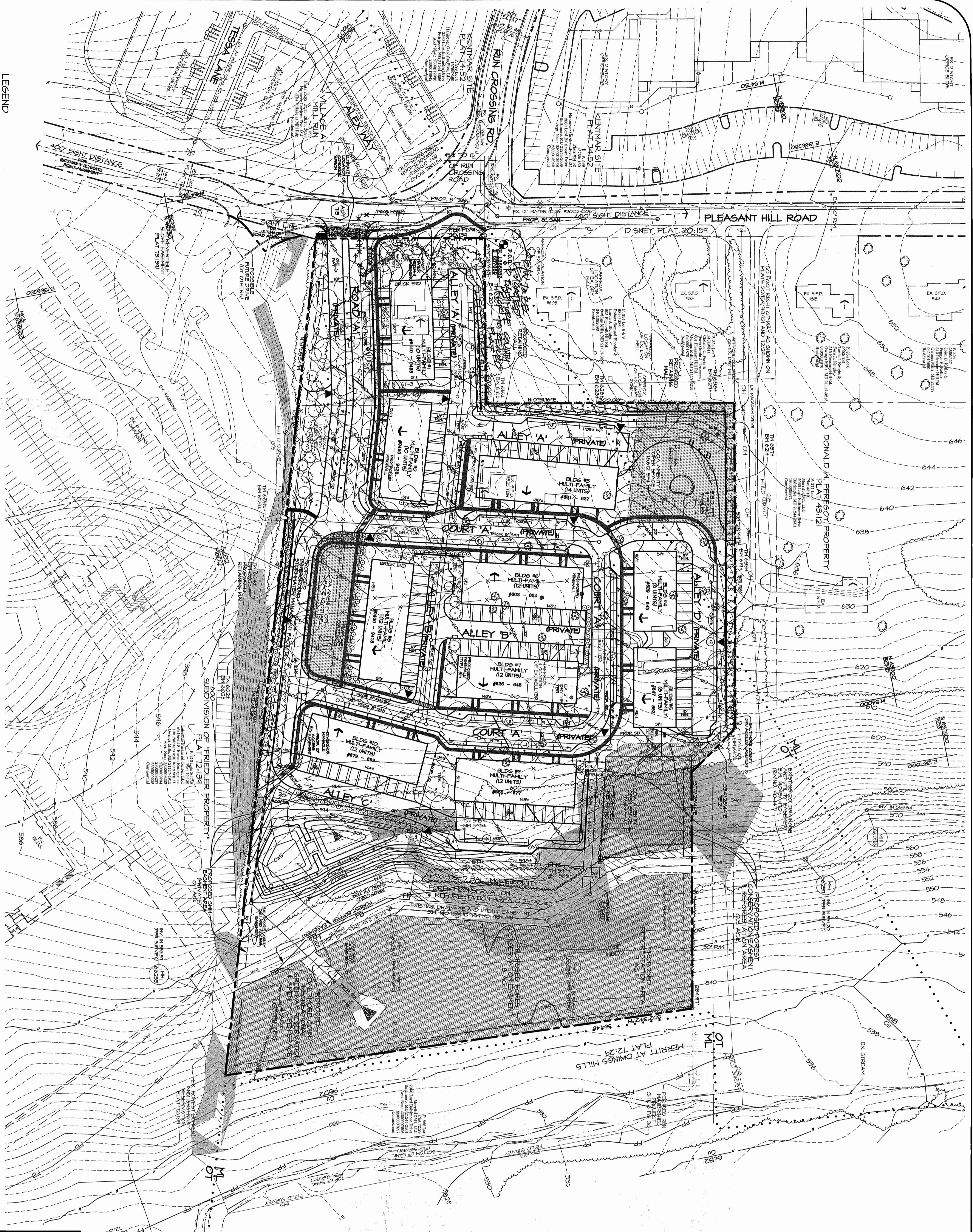
LEGEND

- DRAINAGE AREA LIMIT
- TIME OF CONCENTRATION PATH DESIGNATION
- TIME OF CONCENTRATION PATH
- DRAINAGE AREA DESIGNATION
- ZONING
- STREAM
- TREE LINE
- TRACT BOUNDARY
- SOIL TYPES AND LINES
- EXISTING IMPERVIOUS AREA
- PROPOSED IMPERVIOUS AREA
- NATURAL AREA CONSERVATION CREDIT

ENGINEER D.S. THALER & ASSOCIATES, INC. 7115 AMBASSADOR ROAD P.O. BOX 47428 BALTIMORE, MARYLAND 21244-1428 (410) 944-3647		DEVELOPER SIDNEY EMMER BUILDERS 1801 FALLS ROAD BALTIMORE, MD, 21201 410-685-5200					
DATE	RIGHT OF WAY	REF.	ROAD PERMIT AND GRADES	P. H. A. DIR. NO.	CONTRACT NO.	REVISED AS PER RECORD PRINT	
			PERMIT REQUESTED			J.D.	DRAFTSMAN
			PERMIT NUMBER				DATE
			GRADE ESTABLISHED				
			PROFILE NUMBER				

DESIGNED ACF.	D. S. THALER & ASSOC., INC.	BUREAU OF ENGINEERING AND CONSTRUCTION	HIGHWAYS	STRUCTURES	STORM DRAINS	WATER	SEWER	FIELD ENGINEER	BUREAU OF ENGINEERING AND CONSTRUCTION	DEPARTMENT OF PUBLIC WORKS	LEVEL BK.	KEY SHEET	SCALE	BALTIMORE COUNTY DEPARTMENT OF PUBLIC WORKS BUREAU OF ENGINEERING AND CONSTRUCTION	JOB ORDER NO.
DRAWN M.J.B.	ENGINEER ANDREW C. FERRETTI	REVIEWED	PRIVATE FACILITY			APPROVED	CHEF	APPROVED	DIRECTOR	DETAIL BK.	POSITION SHEET	PLAN 1" = 100'	PROFILE WA	EXISTING CONDITIONS DRAINAGE AREA MAP	
CHECKED ACF.	DATE	LIC. NO. 24824	DATE	DATE	DATE	DATE	DATE	DATE	DATE	DATE	REVISION	BY	FILE NO.	SUBDIVISION: RUN CROSSING PROPERTY EL. DISTRICT NO. 13, C-3 BALTIMORE COUNTY TYPE NUMBER	

D.S.T. PR. 028128
 File Name: \\V:\proj\GMA\07-EX-DA-1.dwg Layout/Layout1 May 05, 2006 - 2:59pm AK
 Crossing\Long Water Run\proj\GMA\07-EX-DA-1.dwg Layout/Layout1 May 05, 2006 - 2:59pm AK



PROPOSED

- LOT
- PERMEATION
- MENTY OPEN SPACE
- PROPOSED FRONT ORIENTATION

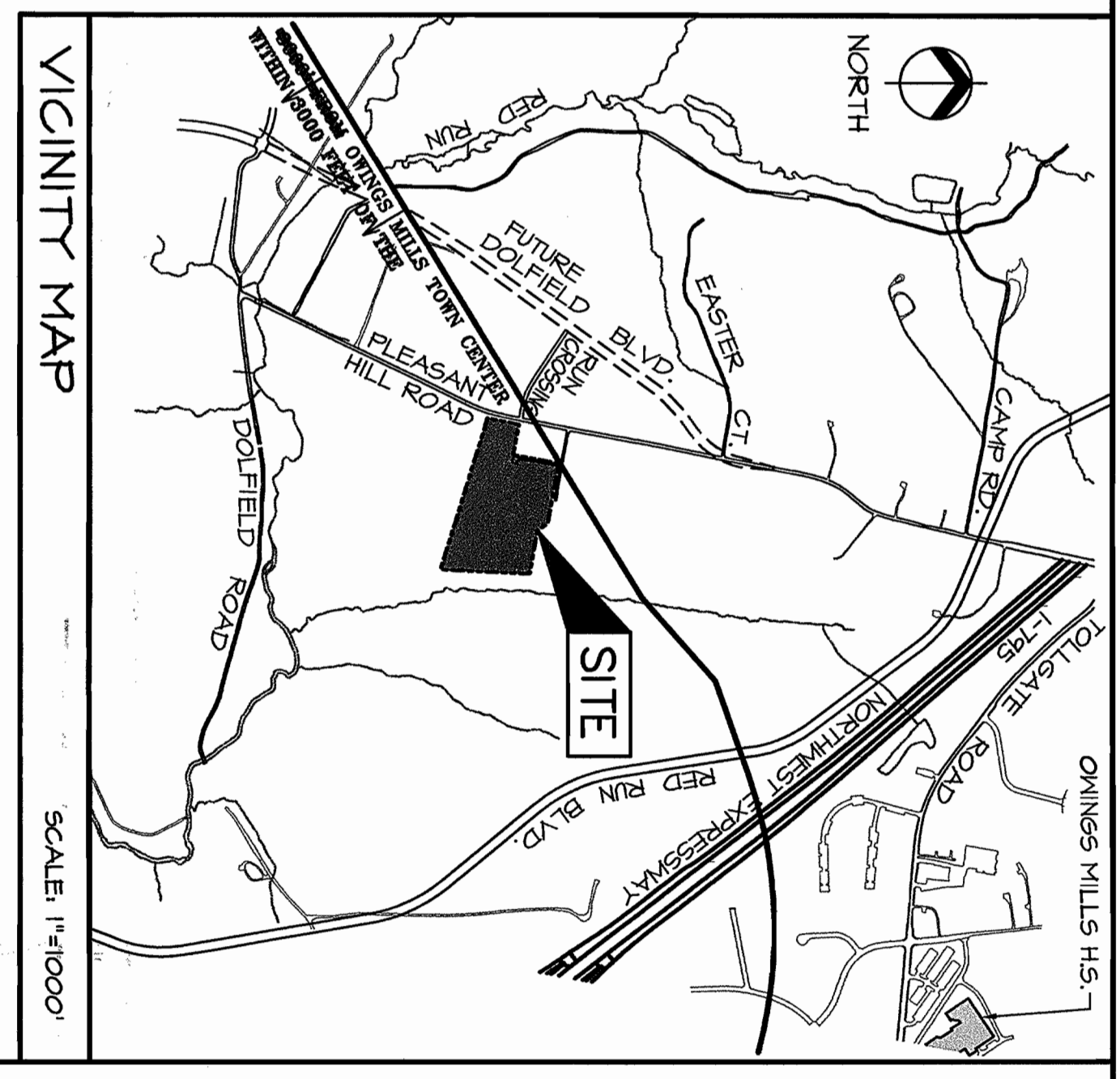
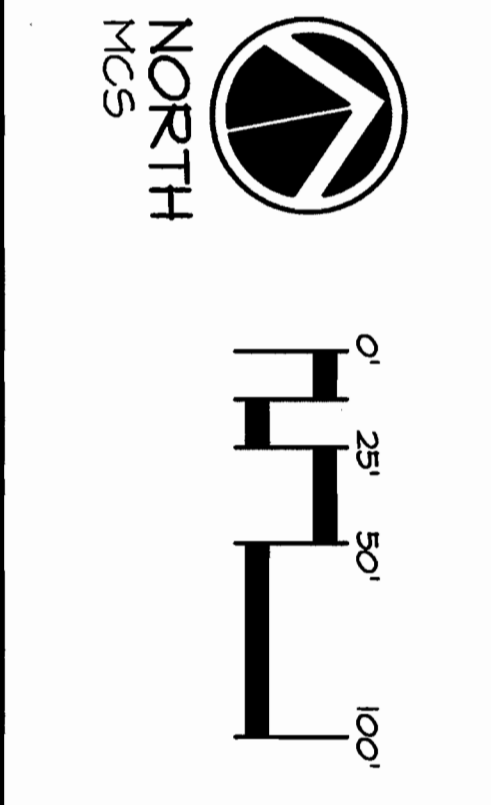
EXISTING

- TRUCK BOUNDARY
- ROAD
- FIRE HYDRANT
- SANITARY SEWER
- LIGHT
- SOILS LINE
- EXISTING FRONT ORIENTATION
- INTERIOR CONTOUR
- STORM DRAIN
- UTILITY POLE
- HATCH
- 3-2% SLOPES
- FLOODPLAIN
- FOREST BARRIER
- TREES
- MAJOR DECIDUOUS TREE
- MINOR DECIDUOUS TREE
- EVERGREEN TREE
- TREE LINE

SOILS

SYMBOL	NAME	ROCKS	PERCENT	STRENGTH	VEGETATION
M&E	Major soils, 25-50% slopes	Severe	Severe	Severe	Ve-3
G&D	Gravelly loam	Slight	Slight	Moderate	Ve-4*
H&D	Major loam to 15% slopes, moderately eroded	Severe	Severe	Severe	Ve-2b

(*) DENOTES FINE AND MODERATE SOILS



RUN CROSSING

REDLINE DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAN TO ACCOMPANY ZONING PETITION

HEARING OFFICERS HEARING AND ZONING HEARING TO BE COMBINED.

DEVELOPER'S EXHIBIT NO. 1A

MODIFICATION OF STANDARDS:
PER SECTION II, PAGE 22 OF (C&DP) TO ALLOW 7 UNITS IN A ROW IN LIEU OF 6 UNITS.

WAVYER REQUEST:
1. TO ALLOW A 22 FOOT ROAD SECTION IN LIEU OF THE REQUIRED 24 FOOT ROAD ROAD PAV. AND COURT 'A'.
2. TO ALLOW SIDEWALKS AS SHOWN IN LIEU OF REQUIREMENT OF BEING PROVIDED ON BOTH SIDES OF THE ROAD.

SPECIAL HEARING REQUEST:
TO ALLOW RESIDENTIAL UNITS IN AN 'OT' ZONING.

D.S. THALER & ASSOC., INC.
CIVIL ENGINEERS
LANDSCAPE ARCHITECTS
715 AMBASSADOR ROAD
P.O. BOX 47428
BALTIMORE, MARYLAND 21244-1428
(410) 444-8300; (410) 444-5341

SIDNEY ENNER BUILDERS
1801 FALLS ROAD
BALTIMORE, MD 21201
410-685-5200

PROJECT NAME: RUN CROSSING

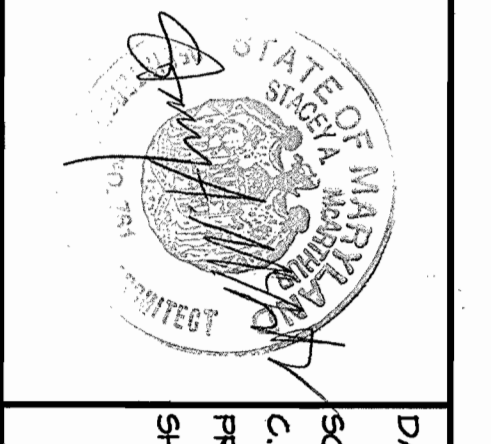
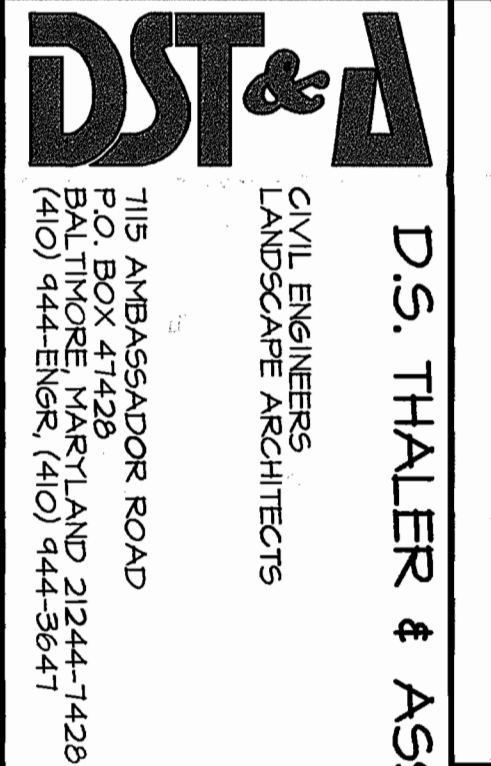
PLAN TITLE: REDLINE DEVELOPMENT PLAN, SCHEMATIC LANDSCAPE PLAN AND PLAN TO ACCOMPANY ZONING PETITION.

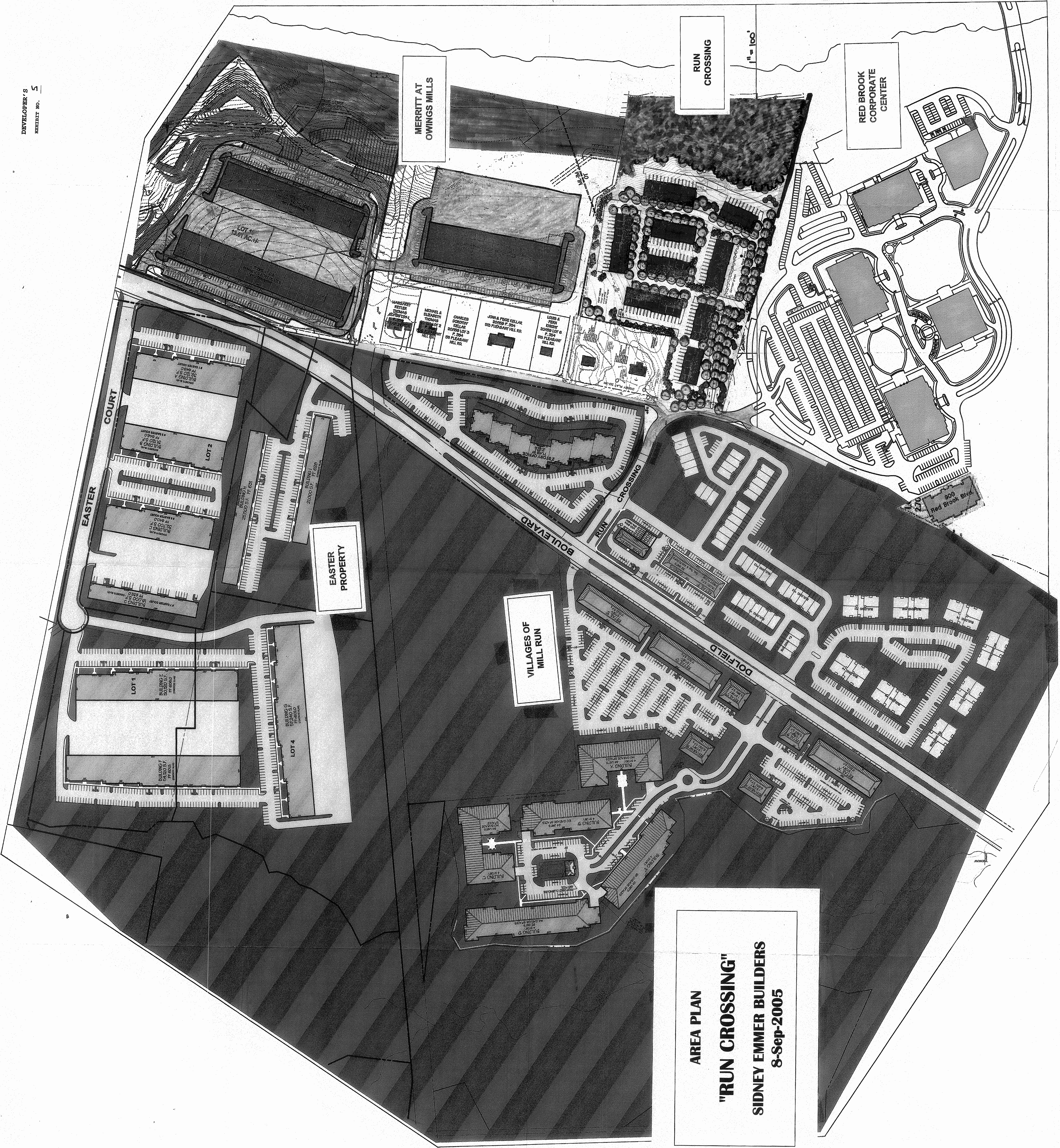
DATE: 5/22/06

SCALE: 1"=50'

PROJECT NO.: 02412B

SHEET 1 OF 2

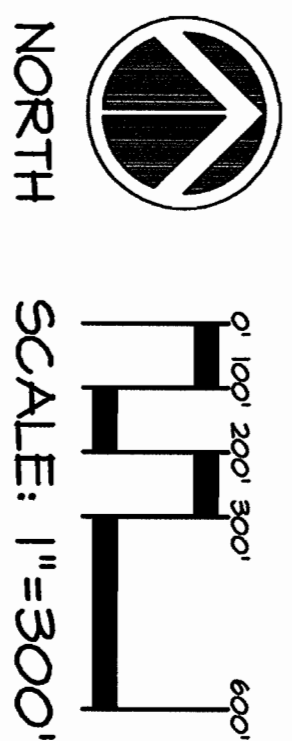




AREA PLAN
"RUN CROSSING"
SIDNEY EMMER BUILDERS
8-Sep-2005



DEVELOPER'S
EXHIBIT NO. 7



NORTH

SCALE: 1"=300'

RUN CROSSING

NEIGHBORHOOD AERIAL PHOTO

D. S. THALER & ASSOC., INC.
CIVIL ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS LAND PLANNERS
1115 AMBASSADOR ROAD
P.O. BOX 41428
BALTIMORE, MARYLAND 21244-7428
(410) 944-ENGR (410) 944-3641

DST&A
JOB NUMBER: 02/12/06
DRAWN BY: BCI
CHECKED BY: BCI

SCALE: 1"=300'
DATE: APRIL 2006
SHEET: 01
FILE NO.



836

839

842

845

851

SCALE IN FEET

0 600 1200 1800

MDP Maryland Department of Planning

BALTIMORE COUNTY MARYLAND

Copyright - 1983 by the State of Maryland. All rights reserved. These maps are protected by copyright. They may not be copied or reproduced in any form without the express written consent of the State of Maryland. The State of Maryland is not responsible for any errors or omissions on this map or for any consequences arising from its use. The State of Maryland is not responsible for any damages or injuries resulting from the use of this map. The State of Maryland is not responsible for any claims or liabilities arising from the use of this map. The State of Maryland is not responsible for any claims or liabilities arising from the use of this map.



588

587

586

585

584

583

582

581

580

579

578

577

576

575

574

573

572

571

570

569

568