



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

February 28, 2018

Timmy Martins
10688 Harding Road
Laurel MD 20723

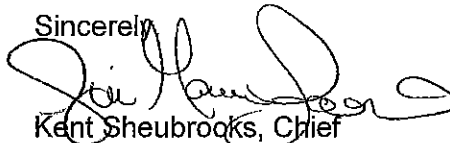
RE: WP-18-037, 10688 Harding Road

Dear Mr. Martins:

This is to advise your original Alternative Compliance Plan Exhibit was approved on February 23, 2018, and will be kept on file with this Department (DPZ). You may order copies of this plan at the public service desk of the Department of Planning and Zoning, Monday thru Friday, 8:00 a.m. to 5:00 p.m.

If you have any questions, please contact Nicholas Haines at (410) 313-4333 or email at nhaines@howardcountymd.gov.

Sincerely,


Kent Sheubrooks, Chief
Division of Land Development

KS/NH

cc: Research
DED
Bob Frances, Plan Review Division, DILP
Real Estate Services, DPW
Department of Assessments and Taxation
Julia Boone
FCC

GENERAL NOTES:

1. THE EXISTING TOPOGRAPHY IS TAKEN FROM (FIELD RUN SURVEY WITH ONE HALF FOOT (0.5') CONTOUR INTERVALS PREPARED BY FISHER, COLLINS AND CARTER INC DATED ON/OR ABOUT JANUARY, 2018
2. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
3. ANY ADDITIONAL DEVELOPMENT ON PARCEL 152 WILL BE REQUIRED TO PROVIDE STORMWATER MANAGEMENT FOR THE IMPROVEMENTS SHOWN ON THIS PARCEL.
4. THE PURPOSE OF THIS PLAN IS TO PROVIDE AN AS-BUILT EXHIBIT OF THE EXISTING SITE CONDITIONS AND PROPOSED HANDICAP ACCESS. THIS PLAN DOES NOT ADDRESS ANY EXISTING OR FUTURE DRAINAGE OR STORM WATER MANAGEMENT ISSUES.
5. BOA CASE NO. 15-029C&V DECISION AND ORDER.
ON JANUARY 3, 2017, THE HOWARD COUNTY BOARD OF APPEALS HEARING EXAMINER GRANTED THE PETITION OF TIMMY AND DALE MARTINS FOR A PET GROOMING ESTABLISHMENT CONDITIONAL USE AND A VARIANCE TO REDUCE THE 20-FOOT USE SETBACK TO 5 FEET FOR AN EXISTING DRIVEWAY IN AN R-20 (RESIDENTIAL SINGLE) ZONING DISTRICT.

BOA CASE NO. 15-029C&V WAS GRANTED; PROVIDED, HOWEVER, THAT:

- 1) THE VARIANCE AND CONDITIONAL USE SHALL APPLY ONLY TO THE USES AND STRUCTURES AS DESCRIBED IN THE PETITION AND DEPICTED ON THE VARIANCE/CONDITIONAL USE PLAN AND NOT TO ANY OTHER ACTIVITIES, USES, STRUCTURES, OR ADDITIONS ON THE PROPERTY.
- 2) THE CONDITIONAL USE AREA SHALL CONSIST ONLY OF THE 9605F DOG SHOP AND SIX PARKING SPACES. NO OTHER PART OF THE PROPERTY SHALL BE USED FOR THE USE.
- 3) THE PETITIONER SHALL OBTAIN ALL REQUIRED PERMITS, INCLUDING ANY REQUIRED CHANGE OF BUILDING USE PERMIT AND A SIGN PERMIT/ IF REQUIRED, FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.
- 4) THE USE SHALL NOT COMMENCE UNTIL PETITIONERS OBTAIN ALL PERMITS.
- 5) THE DETACHED GARAGE SHALL NOT BE USED FOR A HOME OCCUPATION USE, FOR DOG GROOMING/ FOR A CONTRACTOR USE, FOR A BUSINESS USE, OR FOR A COMMERCIAL OR RETAIL OPERATION.
- 6) THE PETITIONER SHALL COMPLY WITH ALL COUNTY LAWS AND REGULATIONS.

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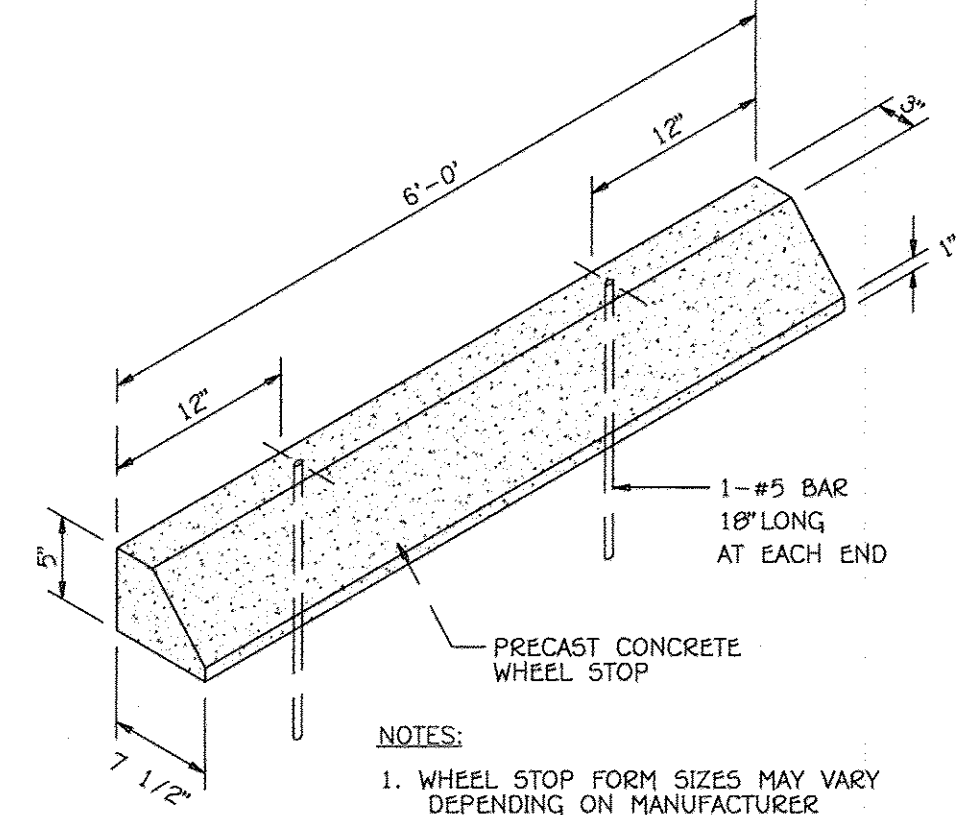
(GENERAL NOTES (CONT'D))

SURVEY NOTES:

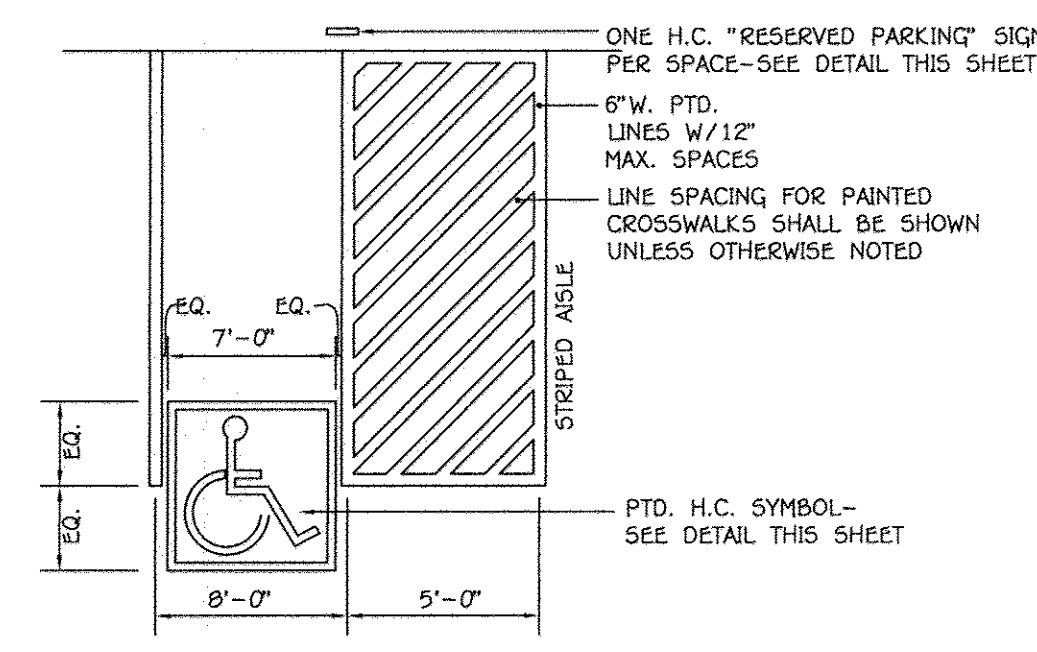
- 1) THE OFFSETS FROM BUILDING LINE TO PROPERTY LINE AS SHOWN ON THE PLAN HEREON ARE TO AN ACCURACY OF PLUS OR MINUS 0.1'.
- 2) NO TITLE REPORT FURNISHED. SUBJECT TO ALL EASEMENTS, RIGHTS OF WAY AND CONDITIONS OF RECORD.

STORMWATER MANAGEMENT NOTES:

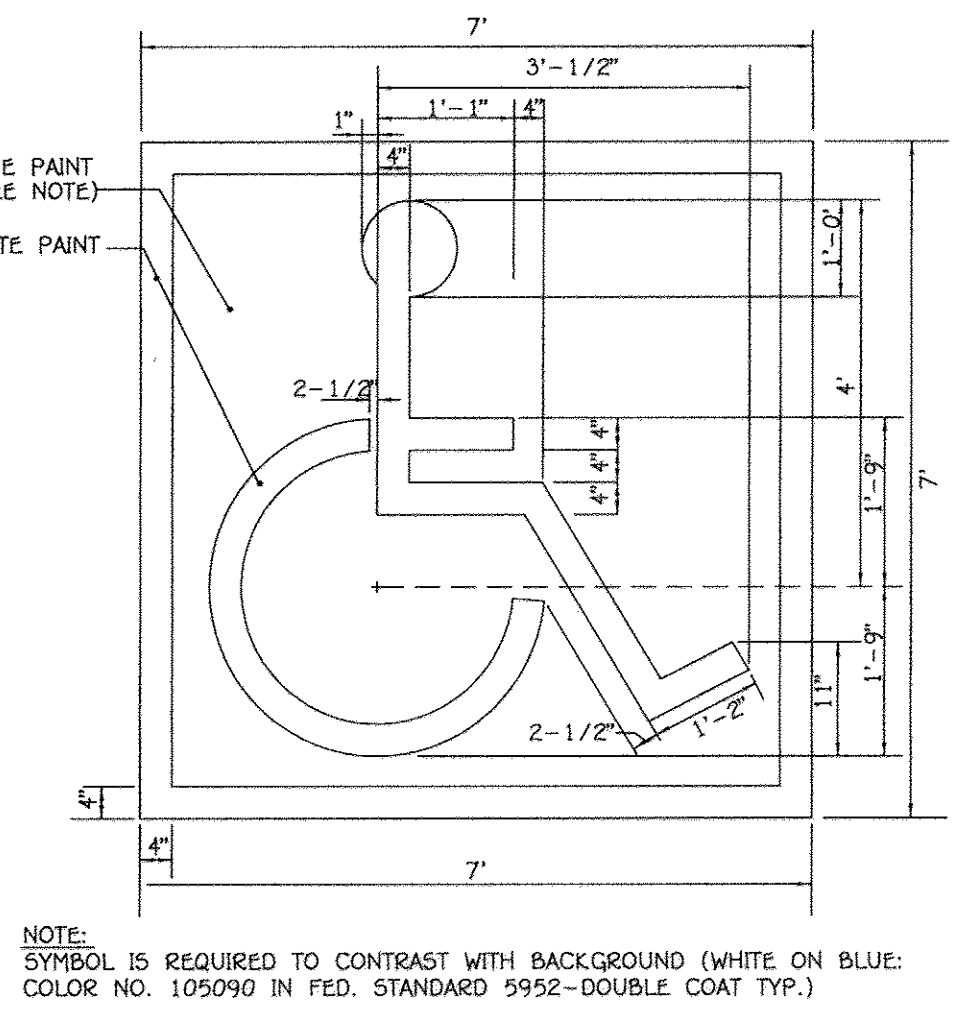
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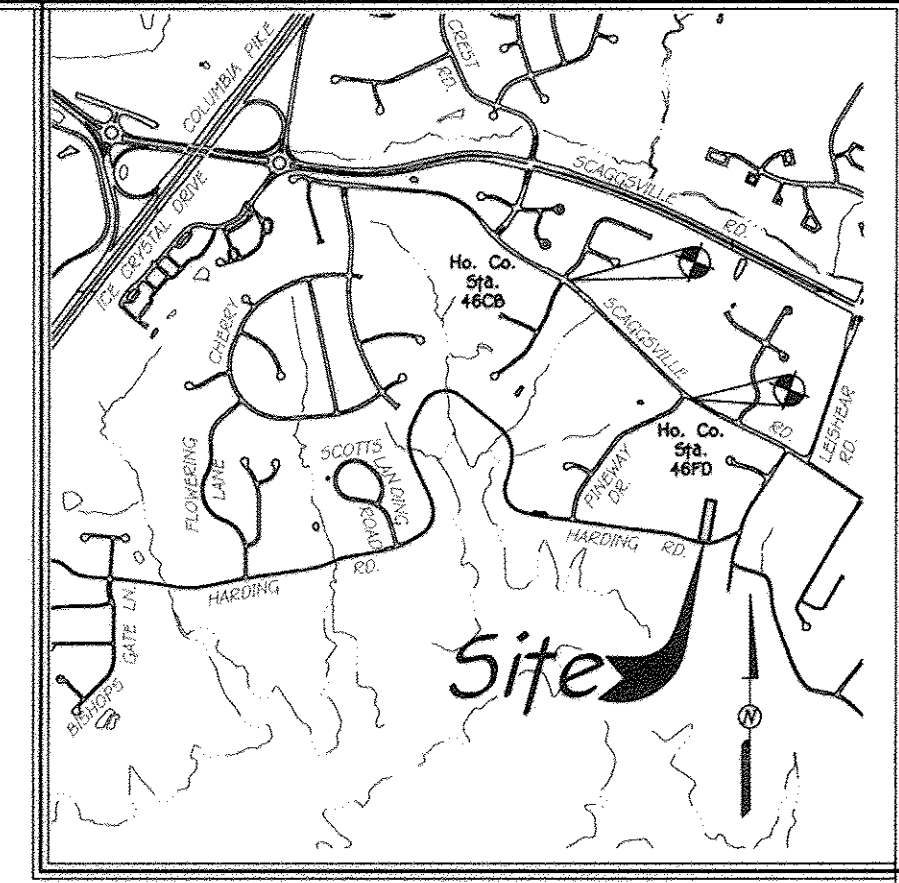
WHEEL STOP DETAIL



ACCESSIBLE SPACE LAYOUT



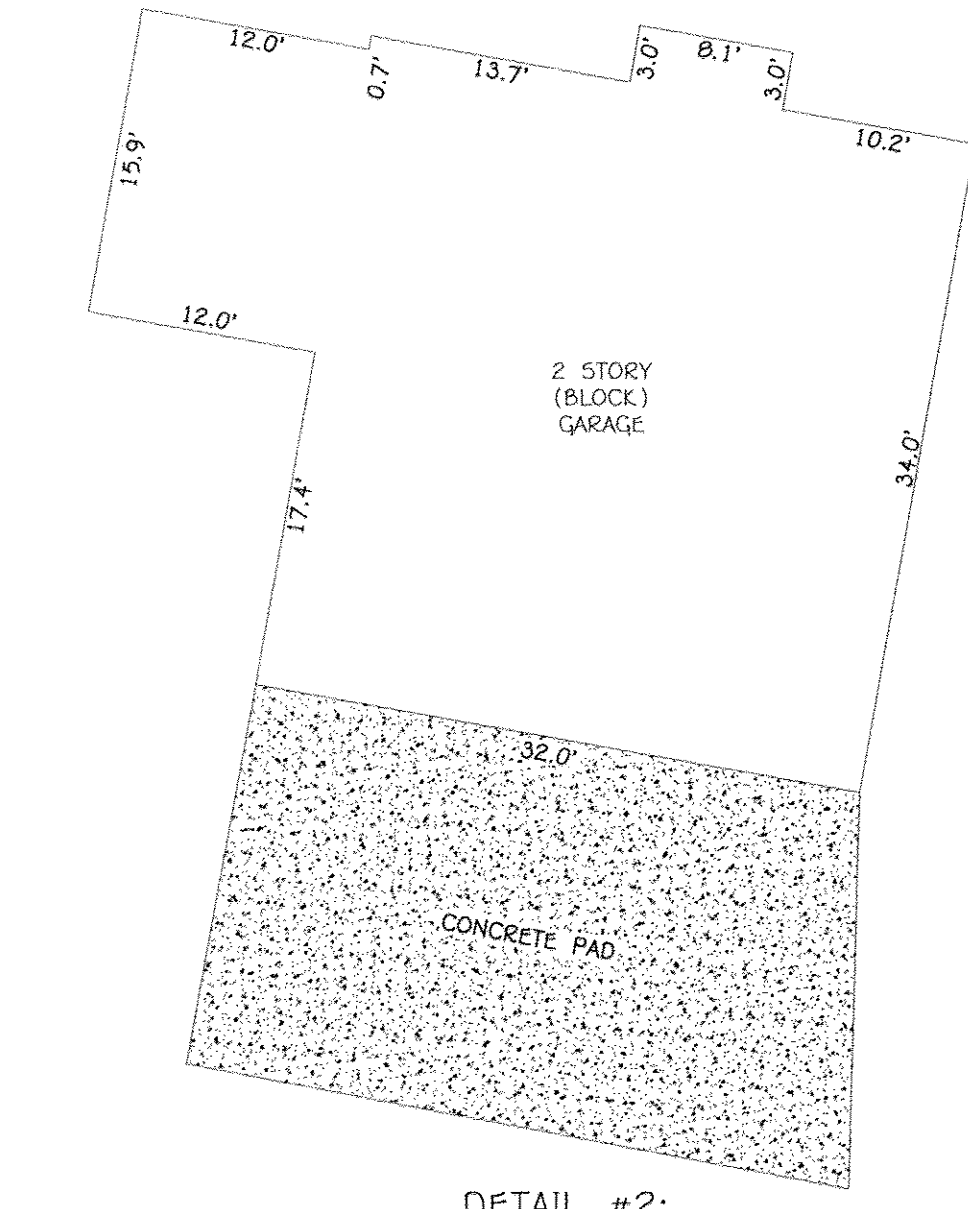
HANDICAP SPACE STENCIL LAYOUT



Vicinity Map

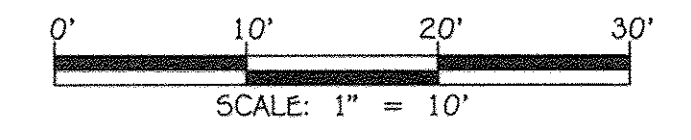
Scale: 1" = 2,000'
Howard County ADC Map
Map 59, Grid G-4

NOTE: SYMBOL IS REQUIRED TO CONTRAST WITH BACKGROUND (WHITE ON BLUE. COLOR NO. 105090 IN FED. STANDARD 5952-DOUBLE COAT TYP.)

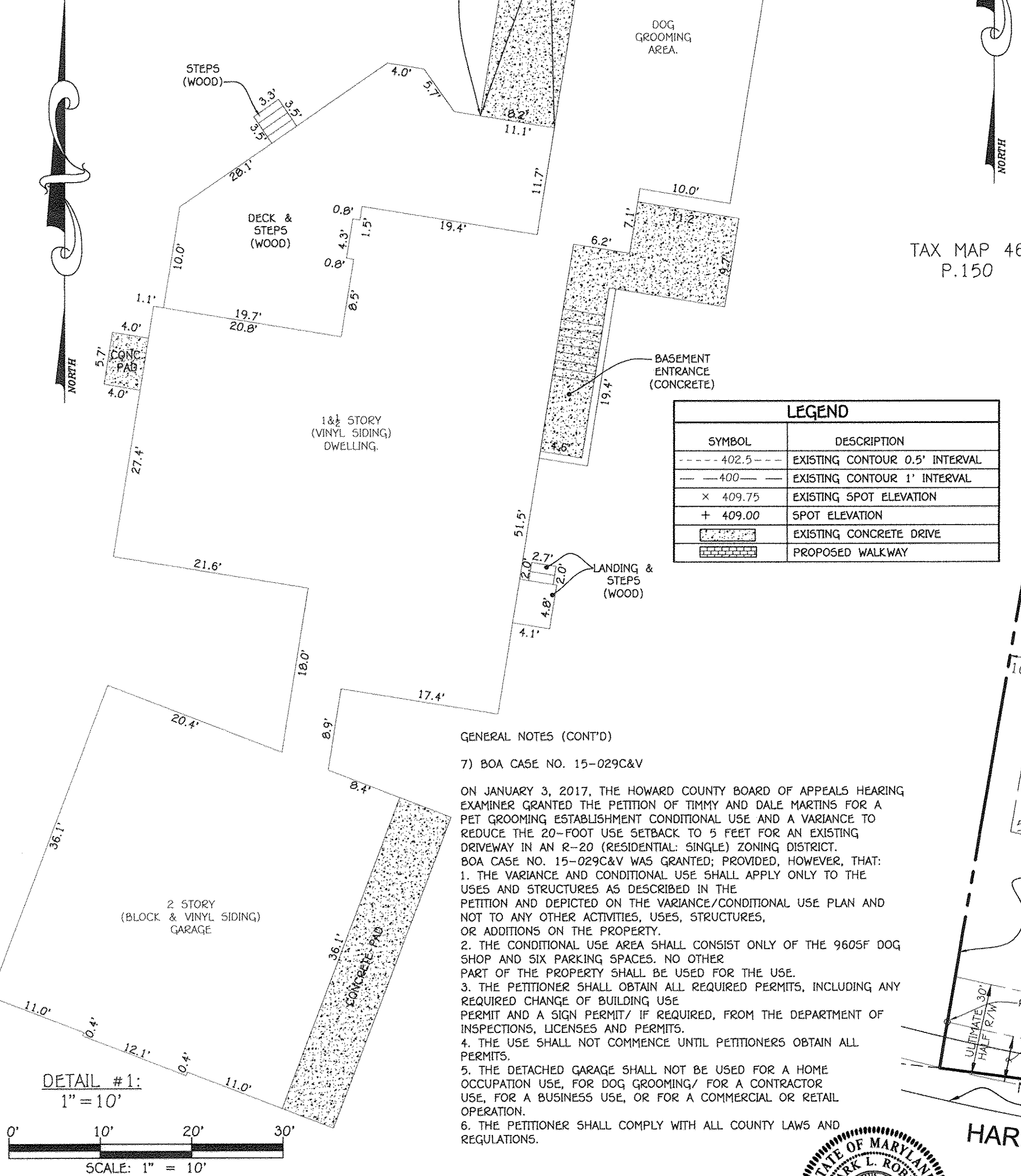


DETAIL #2:

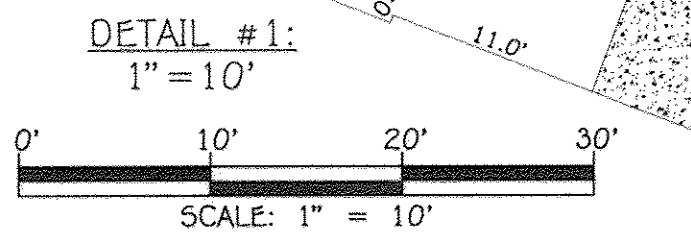
1" = 10'



SCALE: 1" = 10'



SYMBOL	DESCRIPTION
---	EXISTING CONTOUR 0.5' INTERVAL
- - -	EXISTING CONTOUR 1' INTERVAL
x	EXISTING SPOT ELEVATION
+	SPOT ELEVATION
[Pattern]	EXISTING CONCRETE DRIVE
[Pattern]	PROPOSED WALKWAY



DETAIL #1:

1" = 10'



SCALE: 1" = 10'

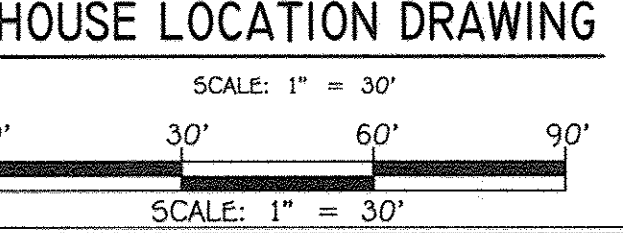
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SITE ANALYSIS DATA

- A. TOTAL AREA OF THIS SUBMISSION = 43,124SF +/- 0.990 AC.±
- B. LIMIT OF DISTURBED AREA = 600 SQ.FT. (AREA OF HC PARKING - WALKWAY)
- C. PRESENT ZONING DESIGNATION = R-20
- D. PROPOSED USE: RESIDENTIAL/DOG GROOMING FACILITY
- E. PREVIOUS HOWARD COUNTY FILES: BA CASE NO.15-029C&V
- F. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.0 AC.±
- G. TOTAL AREA OF SLOPES IN EXCESS OF 15% = 0.0 AC.±
- H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0.0 AC.±
- I. TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0.0 AC.±
- J. TOTAL AREA OF EXISTING FOREST = 0.0 AC.± (EXCLUDING FLOODPLAIN)
- K. TOTAL AREA OF FOREST TO BE RETAINED = N/A (FOREST CONSERVATION REGULATIONS, WILL BE MET BY AFFORESTATION, SINCE MINIMAL FOREST EXISTS ON-SITE OUTSIDE OF THE FLOODPLAIN)
- L. TOTAL AREA OF LOTS / BUILDABLE PARCELS = 0.990 AC.±
- M. TOTAL GREEN OPEN AREA = 0.298 AC.±
- N. TOTAL IMPERVIOUS AREA = 0.00 AC.± (WITHIN LOD, EXCLUDES EXISTING IMPERVIOUS)
- O. TOTAL AREA OF ERODIBLE SOILS = 0.0 AC.±
- P. TOTAL AREA OF ROAD DEDICATION = 0.0 AC.±

HARDING ROAD HOUSE LOCATION DRAWING



SCALE: 1" = 30'

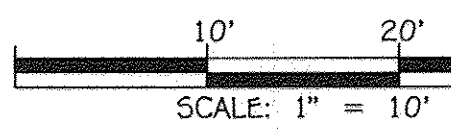
APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief, Division of Land Development: *[Signature]* Date: 2/13/18

Chief, Development Engineering Division: *[Signature]* Date: 2/21/18

Director - Department of Planning and Zoning: *[Signature]* Date: 2-29-18

HANDICAP ACCESS AND PARKING DETAIL PLAN



SCALE: 1" = 10'



HANDICAP PARKING SIGN DETAILS

NOT TO SCALE

- HANDICAP PARKING GENERAL NOTES:**
1. SIGNS SHALL MEET DESIGN STANDARDS OF THE FEDERAL HIGHWAY ADMINISTRATION AND CONFORM TO THE STATE OF MARYLAND STANDARD HIGHWAY SIGN BOOKLET DETAIL R7-B.
 2. ONE SIGN IS REQUIRED PER SPACE PLACED AS SHOWN ON SITE IMPROVEMENT PLAN.
 3. SIGNS SHALL BE POLE MOUNTED WITH HOT DIPPED GALVANIZED COUNTY APPROVED PERFORATED CHANNEL POSTS W/TOP OF SIGNS 9'-1" ABOVE FINISHED GRADE OR AS INDICATED ON SITE DRAWINGS.
 4. SIGN SHALL BE ATTACHED TO FLANGED SIDE OF POST. POST SHALL EXTEND INTO GROUND 2'-6" MIN.
 5. COLORS: LEGEND AND BORDER-GREEN SYMBOL-WHITE ON BLUE BACKGROUND BACKGROUND-WHITE
 6. CONTRACTOR SHALL COORDINATE ARROW DIRECTION WITH LOCATION OF ADJACENT AISLE.
 7. SPACES INDICATED ON SITE DEVELOPMENT PLANS AS "VAN ACCESSIBLE" SHALL BE SIGNED ACCORDINGLY.

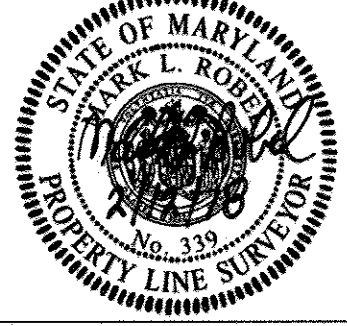
HOUSE LOCATION SURVEY & HANDICAP ACCESS AND PARKING EXHIBIT TO ACCOMPANY WAIVER PETITION 10688 HARDING ROAD



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12043, EXPIRATION DATE 5/4/2018.

FISHER, COLLINS & CARTER, INC.
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS
CENTRAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE
DULLES CITY, MARYLAND 21042
(410) 461-2895

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 339, EXPIRATION DATE 10/04/2018.



TAX MAP NO. 46 GRID NO. 18 PARCEL NO. 152
6th ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN DATE: FEBRUARY 9, 2018