

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Ellicott City, Maryland 21043 3430 Courthouse Drive

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

October 23, 2018

Howard County Fair Association 2210 Fairgrounds Road West Friendship, MD 21794 Attn: Mickey Day, President

RE: WP-18-130 Howard County Fairgrounds

Dear Mr. Day:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director approved your request for an alternative compliance of Section 16.155(a)(1)(i) and Section 16.1201(n).

Approval is subject to the following conditions:

- 1. The alternative compliance plan exhibit shall serve as the substitute for a site development plan for development. No disturbance is permitted beyond the 1.12-acre limit of disturbance as shown on the alternative compliance exhibit unless it can be sufficiently demonstrated by the applicant to be justified.
- 2. No disturbance is permitted within the forest conservation easement area, floodplain, streams, wetlands or their required buffers.
- 3. The developer shall submit a Developer's Agreement to the Department of Public Works, Real Estate Services Division, and post financial surety for construction of stormwater management within 120 days of the date of this letter (on or before February 20, 2019). Real Estate Services requires a minimum of three (3) weeks to execute the agreement. The Developer's Agreement must be executed prior to submission of mylar originals to DPZ.
- 4. Although this project will not require that the developer post surety for the forest conservation retention easement, it will be necessary for the developer to execute a Deed of Forest Conservation Easement and Forest Conservation Agreement. Contact the Real Estate Services Division of the Department of Public Works regarding this requirement. Real Estate Services requires a minimum of 3 weeks to prepare the deed. The Deed of Forest Conservation Easement and Forest Conservation Agreement must be executed prior to submission of mylar originals to DPZ.
- 5. The developer shall contact the Real Estate Services Division concerning the preparation and execution of a perpetual floodplain easement granting the County a right of entry to the floodplain area. Provide a receipt from DPW- Real Estate Services Division with the submission of the mylar originals.
- 6. An original mylar of the Alternative Compliance plan exhibit with standard SDP signature blocks and Plat of Forest Conservation Easement shall be submitted to the Department of Planning & Zoning for signature and recordation within 180 days of the date of this letter (on or before April 21, 2019). All required agreements and deeds must be executed with DPW- Real Estate Services Division prior to submission of the mylar originals. Provide a receipt from DPW- Real Estate Services Division with the submission of the mylars.

Building permits will not be issued until the Plat of Forest Conservation Easement is recorded in Land Records and the Alternative Compliance plan exhibit is signed.

- 7. Concurrent with the submission of the mylar originals to DPZ, payment to the Director of Finance will be required for forest conservation plat review fees (\$315 per sheet) and forest conservation inspection fees (\$400). A check made payable to the Clerk of the Court will also be required for the costs of recording the Plat of Forest Conservation Easement (\$5 per sheet).
- 8. Compliance with the attached comments from the Division of Land Development. Revise the Alternative Compliance plan exhibit and Plat of Forest Conservation Easement accordingly prior to submission of mylar originals to DPZ.
- 9. The applicant shall comply with all building permit requirements from the Department of Inspections, Licenses & Permits and 'B-2' Zoning Regulation requirements.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The property is currently zoned B-2 and the existing site improvements were constructed without the approval of a site development plan. The owner wishes to add two steel building additions within the fairgrounds property. There are many existing structures onsite and the existing access is being utilized as well as a group of tar and chip paved private roads. Portions of the existing asphalt are being replaced to regrade and improve the storm drainage system along with ramps at the rear of the proposed structure. No new driveways or access roads are proposed. To require the submission of a formal site development plan for review and approval would be a hardship for the owner and result in additional time and expenses. The Subdivision Review Committee reviewed the Alternative Compliance plan exhibit which provides all necessary details that would be required on a site development plan. A mylar original of the Alternative Compliance plan exhibit will be signed and retained by DPZ. Approximately 1.12 acres of land will be disturbed to construct the proposed improvements. If the total 21.89-acre area of Parcel 10 were used as the Net Tract Area for forest conservation calculations, the owner would be faced with a very large forest conservation obligation for the proposed building additions.

Not Detrimental to the Public Interest:

A mylar original of the Alternative Compliance plan exhibit will be signed and retained by DPZ in lieu of a formal site development plan. The mylar will serve as record for the existing and proposed improvements on Parcel 10. The proposed building additions are minor in nature since significant development already exists on the fairgrounds property. A Simplified Environmental Concept Plan has been submitted to DPZ for review and approval which includes details of the proposed stormwater management. A 0.4-acre forest conservation retention easement will be recorded on Parcel 10 to satisfy the forest conservation obligation. The approval of this alternative compliance request will not be detrimental to the public interest.

Will Not Nullify the Intent or Purpose of the Regulations:

The proposed building additions are located within the interior of the fairgrounds property and will be reviewed by all Subdivision Review Committee agencies as shown on the Alternative Compliance plan exhibit. Stormwater management will be reviewed and approved on a Simplified Environmental Concept Plan. The forest conservation obligation will be satisfied by recording a forest retention easement on Parcel 10. Since significant development has been previously constructed on the fairgrounds property without the approval of a formal site development plan, the approval of this alternative compliance request will not nullify the intent or purpose of the regulations.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related building and grading permits. This alternative compliance approval will remain valid for one year from the date of this letter or as long as a grading plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Eric Buschman at (410) 313-0729 or email at ebuschman@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief

Division of Land Development

KS/eb

CC:

Research

DED

Real Estate Services

FCC



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 6, 2019

Howard County Fair Association 2210 Fairgrounds Road West Friendship, MD 21794 Attn: Mickey Day

RE:

WP-18-130 Howard County Fairgrounds

Dear Mr. Day:

This is to advise you that your original Alternative Compliance plan exhibit was approved on February 6, 2019, 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 Thursday, 8:00 a.m. to 5:00 p.m. and Friday 8:00 a.m. to 3:00 p.m.

Within 1 year of signature approval of the Alternative Compliance plan exhibit original (on or before February 6, 2020), the developer shall apply to the Department of Inspections, Licenses and Permits for building permits to initiate construction on the site.

Please be advised that the Department of Inspections, Licenses and Permits may not formally accept your building permit application until you have submitted 2 complete sets of the signed plan exhibit. Contact the Department of Inspections, Licenses and Permits at 410-313-2455 for more information.

If you have any questions, please contact Eric Buschman at (410) 313-0729 or email at ebuschman@howardcountymd.gov.

Sincerely,

Kent Sheubrooks, Chief

Division of Land Development

KS/eb

cc: Research

Bob Frances, Plan Review Division, DILP

FCC

PRE-CONSTRUCTION MEETING

- AFTER THE BOUNDARIES OF THE FOREST RETENTION AREAS HAVE BEEN FIELD LOCATED AND MARKED, AND AFTER THE FOREST PROTECTION DEVICES HAVE BEEN INSTALLED, BUT BEFORE ANY OTHER DISTURBANCE HAS TAKEN PLACE ON SITE, A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE ON SITE. THE DEVELOPER, CONTRACTOR OR PROJECT MANAGER, AND HOWARD COUNTY INSPECTORS SHALL ATTEND. THE PURPOSE OF THIS MEETING WILL BE:
- A. TO IDENTIFY THE LOCATIONS OF THE FOREST RETENTION AREAS, SPECIMEN TREES WITHIN 50 FEET OF THE LIMIT OF DISTURBANCE, LIMITS OF CONSTRUCTION, EMPLOYEE PARKING AREAS AND EQUIPMENT STAGING AREAS;

N18°58'30"W-

Parcel 28

13.058 acres

5 80°12'47" E 302

AREA OF IMPROVEMENTS

CONSERVATION

EASEMENT -

- B. INSPECT ALL FLAGGED BOUNDARIES AND PROTECTION DEVICES; C. MAKE ALL NECESSARY ADJUSTMENTS:
- D. ASSIGN RESPONSIBILITIES AS APPROPRIATE AND DISCUSS PENALTIES.

CONSTRUCTION MONITORING

- THE SITE SHALL BE INSPECTED PERIODICALLY DURING THE CONSTRUCTION PHASE OF THE PROJECT. A QUALIFIED PROFESSIONAL SHALL BE RESPONSIBLE FOR IDENTIFYING DAMAGE TO PROTECTED FOREST AREAS OR INDIVIDUAL TREES WHICH MAY HAVE BEEN CAUSED BY CONSTRUCTION ACTIVITIES, SUCH AS SOIL COMPACTION, ROOT INJURY, TRUNK WOUNDS, LIMB INJURY, OR STRESS CAUSED BY FLOODING
- ANY SUCH DAMAGE THAT MAY OCCUR SHALL BE REMEDIED IMMEDIATELY USING APPROPRIATE MEASURES. SEVERE PROBLEMS MAY REQUIRE CONSULTATION WITH A PROFESSIONAL ARBORIST.
- 3. THE CONSTRUCTION PROCEDURE SHALL NOT DAMAGE AREAS OUTSIDE OF THE LIMITS OF DISTURBANCE AS DESIGNATED ON THE PLANS. ANY DAMAGE SHALL BE RESTORED BY THE CONTRACTOR AT HIS EXPENSE AND TO THE SATISFACTION OF THE DESIGN TEAM OR ENGINEER.

SITE ANALYSIS DATA CHART

- A. TOTAL AREA OF PROPERTY = 88.69 AC±
- LIMIT OF DISTURBED AREA = 1.12 AC± (AREA OF SUBMISSION)
- PRESENT ZONING DESIGNATION = B-2(PER 10/06/2013 COMPREHENSIVE ZONING PLAN)
- PROPOSED USE: COMMERCIAL / FAIRGROUNDS. PREVIOUS HOWARD COUNTY FILES: WP-01-059, WP-02-058,
- AND WP-02-063. TOTAL AREA OF FLOODPLAIN LOCATED ON-SITE = 0.00 AC (WITHIN THE LOD)
- TOTAL AREA OF STEEP SLOPES: MODERATED STEEP SLOPES: 15%-24.9% = 0.00 AC
- STEEP SLOPES: 25% OR GREATER = 0.00 AC H. TOTAL AREA OF WETLANDS (INCLUDING BUFFER) = 0 AC
- TOTAL AREA OF STREAM (INCLUDING BUFFER) = 0 AC (WITHIN
- TOTAL AREA OF EXISTING FOREST = 0 AC (WITHIN LOD)
- TOTAL GREEN OPEN AREA = 0.69 AC±
- TOTAL IMPERVIOUS AREA = 0.43 AC± TOTAL AREA OF ERODIBLE SOILS = 0.02 AC. ±

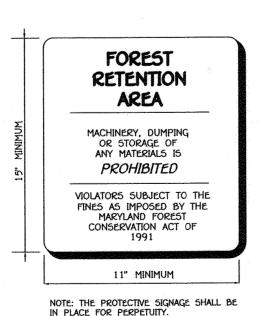
FOREST PROTECTION GENERAL NOTES

- ALL FOREST RETENTION AREAS SHALL BE TEMPORARILY PROTECTED BY WELL ANCHORED BLAZE ORANGE PLASTIC MESH FENCING, AS NECESSARY, AND SIGNAGE AS INDICATED ON THE PLANS. THE DEVICES SHALL BE INSTALLED ALONG THE FOREST RETENTION BOUNDARY PRIOR TO ANY LAND CLEARING, GRUBBING, OR GRADING ACTIVITIES.
- THE FOREST PROTECTION DEVICES SHALL BE INSTALLED SUCH THAT THE CRITICAL ROOT ZONES OF ALL TREES WITHIN THE RETENTION AREA NOT OTHERWISE PROTECTED WILL BE WITHIN FOREST PROTECTION DEVICES, UNLESS
- ALL PROTECTION DEVICES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION, INCLUDING SILT FENCE BEING USED AS PROTECTIVE FENCING. ALL DEVICES SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION HAS CEASED IN THE
- ATTACHMENT OF SIGNS, OR ANY OTHER OBJECTS TO TREES IS PROHIBITED. NO EQUIPMENT, MACHINERY, VEHICLES, MATERIALS OR EXCESSIVE PEDESTRIAN TRAFFIC SHALL BE ALLOWED WITHIN THESE PROTECTED AREAS.
- INSTALLATION AND MAINTENANCE OF PROTECTIVE FENCING AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL TAKE THE UTMOST CARE TO PROTECT TREE ROOT SYSTEMS DURING ALL CONSTRUCTION ACTIVITIES. TREE ROOT SYSTEMS SHALL BE PROTECTED FROM SMOTHERING, FLOODING, EXCESSIVE WETTING FROM DE-WATERING OPERATIONS, OFF-SITE RUN OFF, SPILLAGE AND DRAINING OFF MATERIALS THAT MAY BE HARMFUL TO TREES.
- THE GENERAL CONTRACTOR SHALL PREVENT PARKING OF CONSTRUCTION VEHICLES AND EQUIPMENT, AND THE STORING OF BUILDING SUPPLIES OR STOCKPILING OF EARTH WITHIN FOREST CONSERVATION EASEMENTS.
- REMOVAL OF TOPSOIL OR ROOT MAT WITHIN THE TREE PRESERVATION AREA SHALL BE PROHIBITED.
- 8. THE GENERAL CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ANY TREES DAMAGED OR DESTROYED WITHIN THE FOREST CONSERVATION EASEMENTS.
- ROOT PRUNING SHALL BE USED AT THE LIMIT OF DISTURBANCE OR LIMIT OF GRADING WITHIN AND ADJACENT TO ALL PRESERVATION AREAS, AS NECESSARY.

FOREST CONSERVATION WORKSHEET

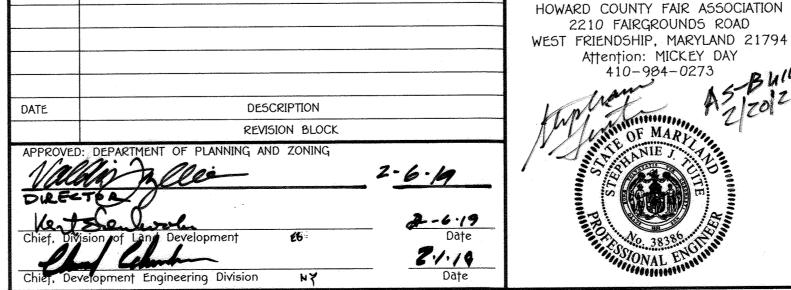
NET TRACT AREA		ACRE5
A. TOTAL TRACT AREA (LOD)		1.1
B. DEDUCTIONS (AREA WITHIN 100 YEAR FLOO	ODPLAIN)	0
C. AREA TO REMAIN IN AGRICULTURAL PROD	UCTION	0
D. NET TRACT AREA		1.1
LAND USE CATEGORY: COMME	RCIAL & INDUSTRIAL (CIA)	
E. AFFORESTATION THRESHOLD (NET TRACT A	REA (D) × 15%)	0.2
F. CONSERVATION THRESHOLD (NET TRACT AR	REA [D] × 15%)	0.2
EXISTING FOREST COVER		
G. EXISTING FOREST COVER WITHIN THE NET	TRACT AREA	0
H. AREA OF FOREST ABOVE AFFORESTATION T	reshold	0
I. AREA OF FOREST ABOVE CONSERVATION TR	ESHOLD	0
BREAKEVEN POINT		
J. FOREST RETENTION ABOVE THRESHOLD WIT	H NO MITIGATION	0
<u> </u>	BREAKEVEN POINT	0
K. CLEARING PERMITTED WITHOUT MITIGATION		0
PROPOSED FOREST CLEARING		
L. TOTAL AREA OF FOREST TO BE RETAINED		0
M, TOTAL AREA OF FOREST TO BE CLEARED	OR RETAINED OUTSIDE FCE	0
PLANTING REQUIREMENTS		
N. REFORESTATION FOR CLEARING ABOVE THE	CONSERVATION TRESHOLD	0
P. REFORESTATION FOR CLEARING BELOW THI	E CONSERVATION TRESHOLD	0
Q. CREDIT FOR RETENTION ABOVE THE CONS	ervation treshold	0
R. TOTAL REFORESTATION REQUIRED		0
5. TOTAL AFFORESTATION REQUIRED		0.2
T. TOTAL PLANTING REQUIREMENT		0.2

NOTE: 1. PROPOSED ADDITION IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS. OFF-SITE RETENTION ON THE FAIRGROUNDS PROPERTY (RETENTION OUTSIDE OF THE LOD) OF 0.4 ACRES OF FOREST ON PARCEL 10 WILL BE UTILIZED TO MEET THE FOREST CONSERVATION REQUIREMENTS



"PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38386, EXPIRATION DATE:





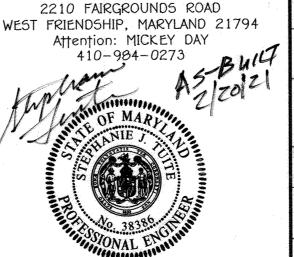
INTERSTATE

574° 12'12"E -

21.896 acres

53.731 dcres

LOCATION PLAN



Parcel Number

PREPARED FOR

-562°44'24"W

10, 28, 98 WEST FRIENDSHIP, MARYLAND 21794 SECTION/AREA PARCEL 10, 28, 98 HOWARD COUNTY FAIRGROUNDS N/A ELEC. DIST. CENSUS 1 TAX MAP BLOCK NO. 603003 THIRD 15 SEWER CODE WATER CODE

COMPLIANCE PLAN EXHIBIT IS SIGNED.

HOWARD COUNTY GEODETIC CONTROL STATION 1588: RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED PRIOR TO INSTALLING DEVICE. LOU ANNE CT VICINITY MAP

BENCH MARK INFORMATION

HOWARD COUNTY CONTROL STATION - 15BB ELEV. = 527.466 N 597,926,928 FEET E 1,319,949.873 FEET

HOWARD COUNTY CONTROL STATION - 15BA ELEV. = 590.196' N 597,228.162 FEET E 1,321,719.345 FEET

GENERAL NOTES

USE 3' WIRE "U" TO SECURE

BLAZE ORANGE PLASTIC MESH

TREE PROTECTION DETAIL

NOTES:

-533°27'44"W

FOREST PROTECTION DEVICE ONLY.

ROOT DAMAGE SHOULD BE AVOIDED. PROTECTIVE SIGNAGE MAY ALSO BE USED.

- . THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT 410-313-1990 AT LEAST FIVE (5) WORKING DAYS PRIOR TO THE START OF WORK.

 2. THE CONTRACTOR SHALL NOTIFY (MISS UTILITY) AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION
- WORK BEING DONE.
- 3. BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY FISHER, COLLINS & CARTER, INC. DATED APRIL 2008. TOPOGRAPHY SHOWN HEREON IS BASED ON A TOPOGRAPHIC SUVERY PERFORMED BY FISHER, COLLINS & CARTER, INC. IN JUNE 2017 AND SUPPLEMENTED WITH HOWARD COUNTY GIS
- TOPOGRAPHY AT 5' CONTOUR INTERVAL INTERPOLATED FOR 2' CONTOUR INTERVAL. 4. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM. HOWARD COUNTY MONUMENT NOS. 15BB AND 15BA WERE
- USED FOR THIS PROJECT. PREVIOUS DPZ FILE NUMBERS: WP-01-059, WP-02-050, AND WP-02-063. STORM WATER MANAGEMENT IS IN ACCORDANCE WITH THE M.D.E. STORM WATER DESIGN MANUAL, VOLUMES I & II,
- REVISED 2009. NON-STRUCTURAL PRACTICES IN ACCORDANCE WITH CHAPTER 5 ARE BEING UTILIZED. 7 THIS PROPERTY IS LOCATED OUTSIDE THE METROPOLITAN DISTRICT. PROPERTY IS SERVED BY PRIVATE WELL AND
- 8. ANY DAMAGE TO THE COUNTY'S RIGHT-OF-WAY SHALL BE CORRECTED AT THE DEVELOPER'S EXPENSE.
- 9. THE SUBJECT PROPERTY IS ZONED B-2 (PER DATE 10/06/2013 COMPREHENSIVE ZONING PLAN. 10. NO 100 YEAR FLOODPLAIN OR STEEP SLOPES EXIST ON-SITE WITHIN THE PROPOSED LIMITS OF DISTURBANCE. 11. FOREST STANDS, WETLANDS, STREAM(5) AND/OR THEIR BUFFERS, EXIST ON-SITE OUTSIDE OF THE LOD. SEE REPORT PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. DATED JULY, 2018. ANY FUTURE PLANS WILL REQUIRE THE
- DELINEATION OF WETLANDS (WITH BEARINGS AND DISTANCES) AND STREAM ON THE ENTIRETY OF PARCEL 10. 12. BOTH WETLAND AND STREAM DELINEATIONS WERE ONLY PERFORMED IN THE AREA OF THE PROPOSED LIMIT OF
- DISTURBANCE AND PROPOSED FOREST CONSERVATION EASEMENT. ANY FUTURE PLANS WILL REQUIRE THE DELINEATION OF WETLANDS (WITH BEARINGS AND DISTANCES) AND STREAM ON THE ENTIRETY OF PARCEL. 13. THE FOREST CONSERVATION EASEMENTS HAVE BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENTS; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED. THE FOREST CONSERVATION REQUIREMENTS PER
- SECTION 16.1200 OF THE HOWARD COUNTY CODE AND FOREST CONSERVATION MANUAL FOR THIS DEVELOPMENT WILL BE FULFILLED BY OFF-SITE RETENTION ON THE FAIRGROUND PROPERTY OUTSIDE OF THE LOD IN THE AMOUNT OF 0.4 ACRES OF FOREST IN ORDER TO MEET THE REFORESTATION REQUIREMENT OF 0.2 ACRES BASED ON THE LIMIT OF
- DISTURBANCE FOR THE PROPOSED ADDITIONS. SEE FOREST CONSERVATION EASEMENT PLAT # 24956-24957. 14. MULTIPLE STRUCTURES EXIST ON THE PROPERTY, KNOWN AS 2210 FAIRGROUNDS ROAD, WHICH ARE TO REMAIN. 15. SOILS SHOWN HEREON ARE BASED ON THE NRCS WEBSOIL SURVEY AND HOWARD COUNTY SOIL MAP #4 & 11.
- 16 THERE ARE NO CEMETERIES OR HISTORICAL FEATURES ON SITE. 17. THE PROPOSED BUILDING ADDITION IS EXEMPT FROM PERIMETER LANDSCAPING REQUIREMENTS DUE TO THE LOCATION
- OF THE BUILDING ADDITION BEING WITHIN THE INTERIOR OF THE PARCEL. 18. THIS PLAT IS SUBJECT TO WP-18-130 WHICH ON OCTOBER 23, 2018 THE PLANNING DIRECTOR APPROVED A
- REQUEST FOR AN ALTERNATIVE COMPLIANCE OF SECTION 16.155(A)(1)(I) AND SECTION 16.1201(N). APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: 1). THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT SHALL SERVE AS THE SUBSTITUTE FOR A SITE DEVELOPMENT PLAN FOR DEVELOPMENT. NO DISTURBANCE IS PERMITTED BEYOND THE 1.12-ACRE LIMIT OF DISTURBANCE AS SHOWN
- ON THE ALTERNATIVE COMPLIANCE EXHIBIT UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT 2). NO DISTURBANCE IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT AREA, FLOODPLAIN, STREAMS,
- WETLANDS OR THEIR BUFFERS. 3). THE DEVELOPER SHALL SUBMIT A DEVELOPERS AGREEMENT TO THE DEPARTMENT OF PUBLIC WORKS, REAL ESTATE SERVICES DIVISION, AND POST FINANCIAL SURETY FOR CONSTRUCTION OF STORMWATER MANAGEMENT WITHIN 120 DAYS OF THE DATE OF THIS LETTER (ON OR BEFORE FEBRUARY 20, 2019). REAL ESTATE
- SERVICES REQUIRES A MINIMUM OF THREE (3) WEEKS TO EXECUTE THE AGREEMENT. THE DEVELOPERS AGREEMENT MUST BE EXECUTED PRIOR TO SUBMISSION OF MYLAR ORIGINALS TO DPZ. 4). ALTHOUGH THIS PROJECT WILL NOT REQUIRE THAT THE DEVELOPER POST SURETY FOR THE FOREST CONSERVATION RETENTION EASEMENT, IT WILL BE NECESSARY FOR THE DEVELOPER TO EXECUTE A DEED OF FOREST CONSERVATION EASEMENT AND FOREST CONSERVATION AGREEMENT. CONTACT THE REAL ESTATE SERVICES DIVISION OF THE DEPARTMENT OF PUBLIC WORKS REGARDING THIS REQUIREMENT. REAL ESTATE SERVICES

REQUIRES A MINIMUM OF 3 WEEKS TO PREPARE THE DEED. THE DEED OF FOREST CONSERVATION EASEMENT

- AND FOREST CONSERVATION AGREEMENT MUST BE EXECUTED PRIOR TO SUBMISSION OF MYLAR ORIGINALS TO 5). THE DEVELOPER SHALL CONTACT THE REAL ESTATE SERVICES DIVISION CONCERNING THE PREPARATION AND EXECUTION OF A PERPETUAL FLOODPLAIN EASEMENT GRANTING THE COUNTY A RIGHT OF ENTRY TO THE FLOODPLAIN AREA. PROVIDE A RECEIPT FORM DPW-REAL ESTATE SERVICES DIVISION WITH THE SUBMISSION OF
- 6). AN ORIGINAL MYLAR OF THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT WITH STANDARD SDP SIGNATURE BLOCKS AND PLAT OF FOREST CONSERVATION EASEMENT SHALL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING FOR SIGNATURE AND RECORDATION WITHIN 180 DAYS OF THE DATE OF THIS LETTER (ON OR BEFORE APRIL 21, 2019). ALL REQUIRED AGREEMENTS AND DEEDS MUST BE EXECUTED WITH DPW-REAL ESTATE SERVICES DIVISION PRIOR TO SUBMISSION OF THE MYLARS ORIGINALS. PROVIDE A RECEIPT FROM DPW-REAL ESTATE SERVICES DIVISION WITH THE SUBMISSION OF THE MYLARS. BUILDING PERMITS WILL NOT BE ISSUED UNTIL THE PLAT OF FOREST CONSERVATION EASEMENT IS RECORDED IN LAND RECORDS AND THE ALTERNATIVE
- 7). CONCURRENT WITH THE SUBMISSION OF THE MYLAR ORIGINALS TO DPZ, PAYMENT TO THE DIRECTOR OF FINANCE WILL BE REQUIRED FOR FOREST CONSERVATION PLAT REVIEW FEES (\$315 PER SHEET) AND FOREST CONSERVATION INSPECTION FEES (\$400). A CHECK MADE PAYABLE TO THE CLERK OF THE COURT WILL ALSO
- BE REQUIRED FOR THE COSTS OF RECORDING THE PLAT OF FOREST CONSERVATION EASEMENT (\$5 PER SHEET). B). COMPLIANCE WITH THE ATTACHED COMMENTS FROM THE DIVISION OF LAND DEVELOPMENT. REVISE THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT AND PLAT OF FOREST CONSERVATION EASEMENT ACCORDINGLY PRIOR TO SUBMISSION OF MYLAR ORIGINALS TO DPZ.
- 9). THE APPLICANT SHALL COMPLY WITH ALL BUILDING PERMIT REQUIREMENTS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AND 'B-2' ZONING REGULATION REQUIREMENTS.

Address Chart ALTERNATIVE COMPLIANCE TITLE SHEET Street Address 2210 FAIRGROUNDS ROAD

HOWARD COUNTY FAIRGROUNDS

PROPOSED BUILDING ADDITION TAX MAP NO.: 15 GRID.: 3 & 4 PARCEL NO.: 10, 28 & 98

ZONED .: B-2 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND SCALE: AS SHOWN DATE: SEPTEMBER, 2018

WP-18-130

FISHER, COLLINS & CARTER, INC CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS

