



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Amy Gowan, Director

FAX 410-313-3467

January 31, 2020

Charles Dammers
Howard County Storm Water Management Division
9801 Broken Land Parkway
Columbia, MD 21046

RE: WP-20-062, Old Willow Way
Approved

Dear Mr. Dammers:

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)(ii) 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 0.51 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 Specimen Trees are to be removed with approval of this Alternative Compliance application.
3. Once Capital Project D-1158 is complete, the Limit of Disturbance shall be restored to its previous condition through stabilization and replanting as specified in the plan exhibits and coordinated with the Department of Recreation & Parks.
4. Compliance with the attached comments from DPZ Division of Land Development, DPZ Development Engineering Division and DRP Division of Natural Resource Management. Submit a revised signed exhibit plan for file retention records.
5. The applicant shall obtain all required authorizations and permits from the Department of Inspections, Licenses and Permits, Maryland Department of the Environment and U.S. Army Corps of Engineers for disturbances within the floodplain, wetlands, streams and their buffers. Reference the applicable MDE or USACOE permits or tracking numbers on the alternative compliance plan exhibit and any County permits.
6. Applicant shall obtain approval from DPZ for Essential and Necessary Disturbance per Section 16.116(c) prior to commencing work. Include a reference to approval letter, brief description and date on the final plans.
7. Include a General Note on the plan exhibits to include a reference to this approval, WP-20-062, include date of approval, sections and conditions of approval.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

The repairs are needed to address an eroding stream system that is negatively impacting Howard County Parks and Recreation property and the Little Patuxent River. Strict compliance with the regulations would require additional time, effort and cost to taxpayers to address a large amount of land that is not affected by the proposed work. The additional work would include a forest stand delineation and survey work in the field as well as additional computations, mapping, reports, plan and exhibit preparation. Full compliance with the regulation and the expenditure of county resources would not improve the final design and lengthen the schedule for completion of a project which DPW considers emergency repairs.

DEPARTMENT OF PLANNING AND ZONING-Division of Land Development
January 17, 2020

Re: WP-20-062 Old Willow Way Stream Rehabilitation Project -Associated with Capital Project D-1158 Alternative compliance request of Section 16.155(a)(1)(ii), and Section 16.1201(n)

Please address the following comments on the plan exhibit.

1. See attached comments from Development Engineering Division and the Department of Recreation and Parks.
2. Add a General Note how Forest Conservation Obligation will be met. If fee in lieu provide an SAP receipt for payment to account #2060000000-3000000000-PWPZ000000000000-432521 with the revised plans for DPZ file retention.
3. Add to the Permits Approval Chart for the Alternative Compliance the sections and conditions of approval. Alternately, add a General Note that includes the file number, approval date, sections and conditions of approval.
4. Please add tree protection fencing around the 15" cherry that is close to the temporary timber mat access path. Provide TPF around any trees to remain that are close to access paths or intense activity.



Howard County

RECREATION & PARKS

SUBJECT: Old Willow Way-Phase II Stream Rehabilitation Project,
Capital Project #D-1158

TO: Paul Walsky, Park Planner

FROM: David Keane, Natural Resource Manager, Forestry Section

A handwritten signature in black ink, appearing to be 'DK' or similar, located to the right of the 'FROM:' field.

DATE: January 8, 2020

The Natural & Historic Resources Division has the following comments regarding the Old Willow Way-Phase II Stream Rehabilitation Project, Capital Project #D-1158 Alternative Compliance Request submitted by McCormick Taylor.

- 1.) Tree shelter detail; Landscape details page 10 of 13. Tree shelters shall be a minimum of 48" tall. Shelters shall be zip tied to stakes in four locations.
- 2.) Planting Schedule: page 11 of 13. All trees shall be a minimum of 6-7' tall in a 5-7-gallon container.
- 3.) Replace Black haw viburnum in Riparian Tree and Shrub zone with Black Gum tree 6-7' tall in a 5-7-gallon container.

DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION

January 22, 2020

TO: Jill Manion, Acting Chief
Division of Land Development

FROM: Chad Edmondson, Chief *CE*
Development Engineering Division

Project Engineer: _____ Jim Witmer

RE: DP&Z File #: _____ WP-20-062

_____ **Old Willow Way Stream Restoration** _____

After review of the submitted information requesting a waiver of the Subdivision and Land Development Regulations, Section 16.155 (a)(1)(ii), which requires a site development plan, approved by the Department of Planning and Zoning for any nonresidential establishment of use or change in use, unless the Department of Planning and Zoning determines that the establishment or change in use will cause less than 5,000sf of disturbance, that no significant alterations to access, parking, circulation, drainage, landscaping, structures, or other site features is required, and that the proposed use does not qualify as redevelopment that requires stormwater management in accordance with the design manual and Section 16.1201(n), which provides the definition and interpretation of "Net Tract Area" for the purpose of calculating the reforestation and afforestation obligations that may be created by the proposed development this Division has **NO OBJECTION** subject to the following.

1. The contractor shall follow all MDE guidelines for stream closures and instream construction.
2. Any associated SDP or F-Plan, signed by the Department of Planning and Zoning, shall be redlined to reference the capital project.