



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

November 14, 2017

7075 Cedar Lane, LLC
6800 Deerpath Rd, Ste. 100
Elkridge, MD 21075

RE: WP-17-085, Lennox Park Lots 458-465

Dear Sir or Madam:

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 to **Section 16.155(a)(2)** subject to the following conditions:

1. The DED comments dated November 13, 2017 (see attached).
2. The Alternative Compliance Petition exhibit shall serve as the substitute for a site development plan for development. All improvements shown on the exhibit must be constructed per the plan exhibits submitted dated October 7, 2017. The revised alternative compliance plan exhibit shall be submitted as an original mylar and receive signature approval from the Department of Planning and Zoning prior to applying for permits. The original mylar plan exhibit shall be submitted within 45 days of this letter (on or before December 29, 2017).
3. Compliance with all applicable County and State Regulations and obtain all necessary permits from the Department of Inspections, Licenses and Permits prior to initiating development on-site.

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty – If the alternative compliance is not granted, the applicant will be required to prepare a site development plan for the development of 6 single family semi-detached residential units. The proposed units are intended to be offered as affordable housing units and additional expense of the SDP approval will increase the cost and the ultimate purchase price for the such units. In addition, this Department will require that this project comply with all required permits issued by DILP as well as any other state/local requirements.

Alternative Proposal – The alternative proposal to waive Section 16.155(a)(2)(i) would be to submit a new site development plan under standard review. The detailed plan exhibit submitted with this alternative compliance is a suitable substitute for the SDP requirement showing information necessary to evaluate this request for compliance with the Regulations. The applicant is still required to comply with all building permits as well as other state/local requirements.

Not Detrimental to the Public Interest – Approval of the alternative compliance will not alter the essential character of the neighborhood and will not substantially impair the appropriate use or development of the surrounding properties. DPZ and various SRC agencies have reviewed the alternative compliance in accordance with the current requirements, including the Howard County Code.

Will not Nullify the Intent or Purpose of the Regulations – The alternative compliance proposal is an acceptable alternative to submitting a site development plan for standard review because the alternative compliance exhibit complies with the current Regulations. The proposed improvements were reviewed by the SRC agencies and are required to comply with all building permits.

This requested alternative compliance will remain valid for the time period specified in the conditions of approval.

If you have any questions, please contact Jennifer Wellen at (410) 313-2350 or email at jwellen@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

KS/jw

cc: Research
DED
Real Estate Services
Annette Merson, DPZ&A
Julia Boone, DPZ&A
Benchmark Engineering, Inc.

GENERAL NOTES

1. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN SURVEY DATED FEBRUARY, 2016 BY BENCHMARK ENGINEERING, INC. THE BOUNDARY SHOWN HEREON IS BASED ON BOUNDARY SURVEY PREPARED BY BENCHMARK ENGINEERING INC., DATED MARCH, 2016.
2. THE PROPERTY IS KNOWN AS TAX MAP 43, GRID 06, PARCEL 319. THIS INCLUDES LOTS 458-465, P/O LOT 457, AND A PORTION OF CEDAR AVENUE. THE TOTAL PROPERTY AREA IS APPROXIMATELY 0.53 ACRES.
3. THE PROPERTY IS ZONED R-12 PER THE 10.06.13 COMPREHENSIVE ZONING PLAN.
4. THE EXISTING HOUSE LOCATED ON THE PROPERTY IS TO BE REMOVED; THE EXISTING DRIVEWAY WILL BE IMPROVED TO A 16' WIDE USE-IN-COMMON DRIVE TO PROVIDE ACCESS FOR THE DEVELOPMENT. THE APPROXIMATE LIMIT OF DISTURBANCE = 25,420 SF
5. STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY DRYWELLS FOR THE ROOFTOPS AND MICRO-BIORETENTION FOR THE DRIVEWAYS AND USE-IN-COMMON DRIVE.
6. THESE LOTS ARE EXISTING LOTS KNOWN AS LENOX PARK RECORDED AS PLATBOOK 83 PAGE 315 DATED FEBRUARY 4, 1907.
7. A TRAFFIC STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT SINCE THE LOTS ARE EXISTING AND NO NEW LOTS ARE TO BE CREATED.
8. TO THE BEST OF OUR KNOWLEDGE AND AVAILABLE DATA, THERE ARE NO FLOODPLAINS, STREAMS, OR STEEP SLOPES LOCATED ON THIS SITE.
9. THERE ARE NO WETLANDS ON-SITE PER AN ENVIRONMENTAL FIELD INVESTIGATION PERFORMED BY HILLIS-CARNES ENGINEERING ASSOCIATES, INC. ON JANUARY, 2017.
10. THERE ARE NO SPECIMEN TREES OR FORESTED AREAS ON-SITE PER A SIMPLIFIED FOREST STAND DELINEATION PERFORMED BY BENCHMARK ENGINEERING, INC. ON FEBRUARY, 2017.
11. A GEOTECHNICAL INVESTIGATION WAS PERFORMED HILLIS-CARNES ENGINEERING ASSOCIATES, INC. WHICH DETERMINED THAT THE ON-SITE SOILS ARE ACCEPTABLE FOR THE PROPOSED ESD PRACTICES.
12. A NOISE STUDY IS NOT REQUIRED FOR THIS PROPERTY SINCE IT IS NOT IN THE AIRPORT NOISE ZONE AND IS MORE THAN 500' FROM A RAIL LINE.
13. LOTS 458 THRU 463 WILL BE DEVELOPED WITH SINGLE-FAMILY SEMI-DETACHED UNITS; LOTS 464 TO 465 WILL BE UTILIZED FOR ESD-SWM; AND THE REMAINING PORTION OF PARCEL WILL BE UTILIZED FOR A USE-IN-COMMON DRIVEWAY AND UTILITIES.
14. THIS PLAN IS SUBJECT TO AN ALTERNATIVE COMPLIANCE WP-17-085 APPROVED NOVEMBER 14, 2017 TO SECTION 16.155(a)(2) RESIDENTIAL: NEW RESIDENTIAL DEVELOPMENT REQUIRING APPROVAL OF A SITE DEVELOPMENT PLAN FOR SIX SEMI-DETACHED DUPLEX UNITS APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE DED COMMENTS DATED NOVEMBER 13, 2017.
2. THE ALTERNATIVE COMPLIANCE EXHIBIT SHALL SERVE AS A SUBSTITUTE FOR A SITE DEVELOPMENT PLAN FOR DEVELOPMENT. ALL IMPROVEMENTS SHOWN ON THE EXHIBIT MUST BE CONSTRUCTED PER THE PLAN EXHIBITS SUBMITTED DATED OCTOBER 7, 2017. THE REVISED ALTERNATIVE COMPLIANCE PLAN EXHIBIT SHALL BE SUBMITTED AS AN ORIGINAL MYLAR AND RECEIVE SIGNATURE APPROVAL FROM THE DEPARTMENT OF PLANNING & ZONING PRIOR TO APPLYING FOR PERMITS. THE ORIGINAL MYLAR PLAN EXHIBIT SHALL BE SUBMITTED WITHIN 45 DAYS OF THIS LETTER (ON OR BEFORE DECEMBER 29, 2017)
3. COMPLIANCE WITH ALL APPLICABLE COUNTY & STATE REGULATIONS, AND OBTAIN ALL NECESSARY PERMITS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS, PRIOR TO INITIATING DEVELOPMENT ON-SITE

Practice	DA (sf)	Imp Area (sf)	% Imp	Rv	Pe required	Required	Provided	2% DA?	Required	Provided	Pe Provided	REV	Ownership
(M-5) Drywell	LOT 458	585	585	100%	0.95	1.8	47	47	PASS	83	94	2.0	Private
(M-5) Drywell	LOT 459	585	585	100%	0.95	1.8	47	47	PASS	83	94	2.0	Private
(M-5) Drywell	LOT 460	585	585	100%	0.95	1.8	42	42	PASS	83	85	1.8	Private
(M-5) Drywell	LOT 461	585	585	100%	0.95	1.8	42	42	PASS	83	84	1.8	Private
(M-5) Drywell	LOT 462	585	585	100%	0.95	1.8	42	42	PASS	83	84	1.8	Private
(M-5) Drywell	LOT 463	585	585	100%	0.95	1.8	42	42	PASS	83	84	1.8	Private
(M-6) Micro-Bioretenion	MB-1	18,810	5,675	30%	0.32	1.8	376	482	PASS	907	918	1.8	Private
Totals per individual Drainage Area		22,320	9,185	45%	0.46						1407	1443	
Totals per Overall Site		28,125	9,315	40%	0.41	1.8					1453	1443	

Notes:
 1. The Pe required column is based on total site Pe calculation. The Rv is based on individual drainage area percent impervious (per DED)
 2. The ESDv Required for the (M-6) practices is based on 75% of ESDv.
 3. The ESD practices are based on the overall 66% impervious area. See justification in report.

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

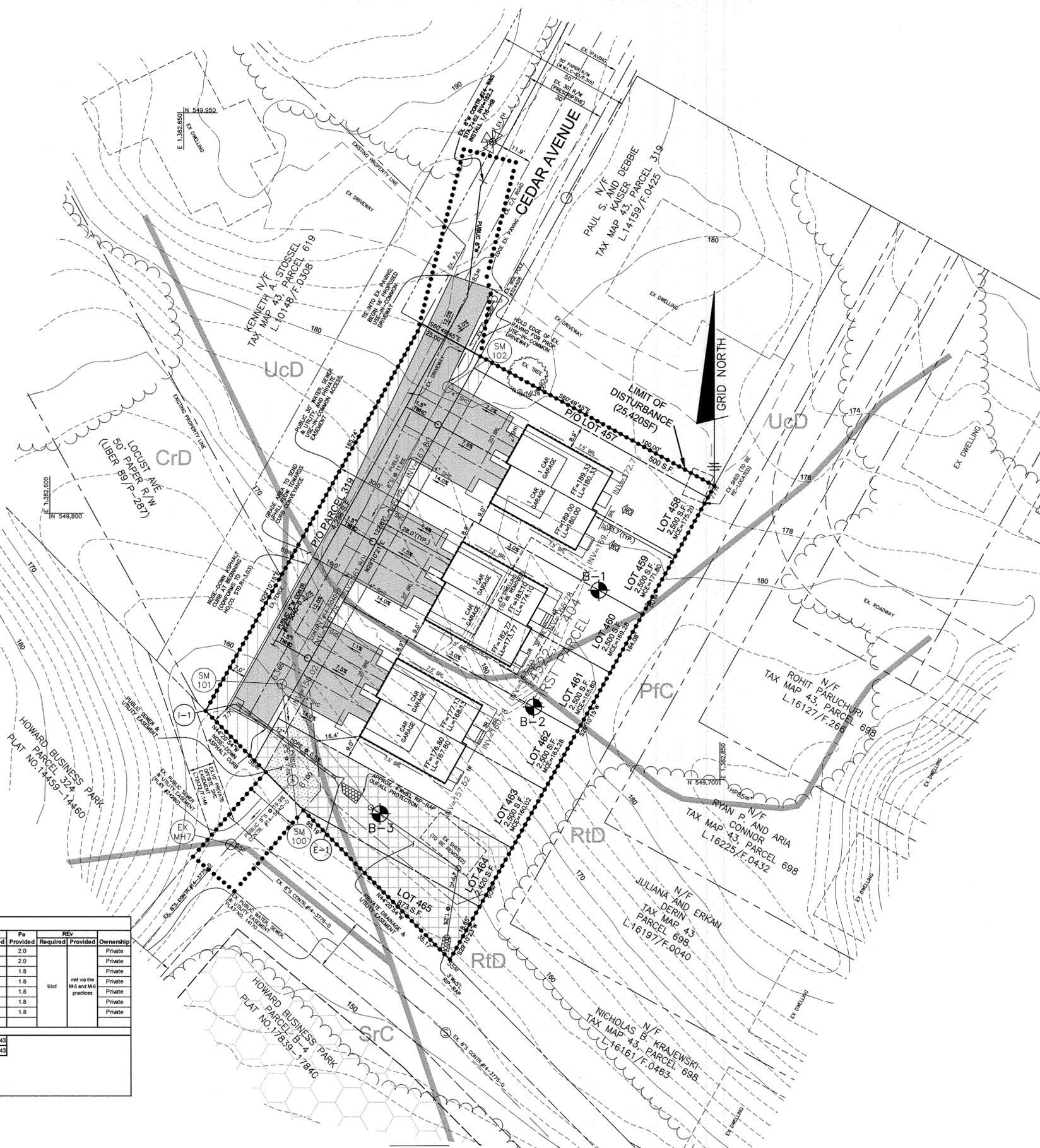
T. Mark... 1-18-18
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

Ch. Ed... 1-10-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Nadia... 1-18-18
 DIRECTOR DATE

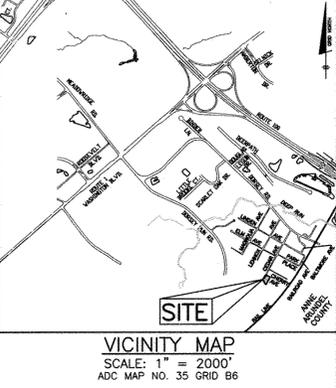
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALTERNATE GROUP	NAME	K-VALUE
C/D		C		CROOM AND EVESBORO SOILS, 10 TO 15 PERCENT SLOPES	0.28/0.15
P/C		A		PATAPSCO-FORT MOTT COMPLEX, 5 TO 10 PERCENT SLOPES	0.10/0.17
R/D		C	C/B	RUSSETT-ALLOWAY-HAMBROOK COMPLEX, 10 TO 15 PERCENT SLOPES	0.24/0.43
S/C		B		SASSAFRAS AND CROOM SOIL, 5 TO 10 PERCENT SLOPES	0.37/0.28
UcD		D	B/C	URBAN LAND-CHILLUM-BELTSVILLE COMPLEX, 5 TO 15 PERCENT SLOPES	0.37

PLAN VIEW SCALE: 1" = 20'



LEGEND

SOILS CLASSIFICATION	Abc1
SOILS DELINEATION	---
EXISTING CONTOURS	--- 999 ---
PROPOSED CONTOURS	--- 999 ---
EXISTING WOODS LINE	~ ~ ~
PROPOSED WOODS LINE	~ ~ ~
EXISTING STRUCTURE	[]
PROPOSED STRUCTURE	[]
LIMIT OF DISTURBANCE	•••••
PUBLIC WATER, SEWER, & UTILITY AND PRIVATE USE-IN-COMMON ACCESS EASEMENT	[]
PUBLIC SEWER & UTILITY EASEMENT	[]
PRIVATE DRAINAGE & UTILITY EASEMENT	[]



NARRATIVE

The Lennox Park, Crosby Property Lots 458-465, Elkridge, Maryland comprises approximately 0.53 acres. The property is zoned R-12 and is located on the southeast side of Cedar Avenue at its terminus point adjoining the Howard Business Park. Access will be provided by a Use-In-Common Drive constructed from the existing edge of paving of Cedar Avenue. The proposed development shall consist of 3 Semi-Detached Dwellings containing 6 units total. The project is located within an existing neighborhood known as Lennox Park. The site drains from the northeast to the southwest and is conveyed off-site through an off swale on the adjoining property. The project lies within the Patuxent River watershed (02-13-09) and the use is I-P.

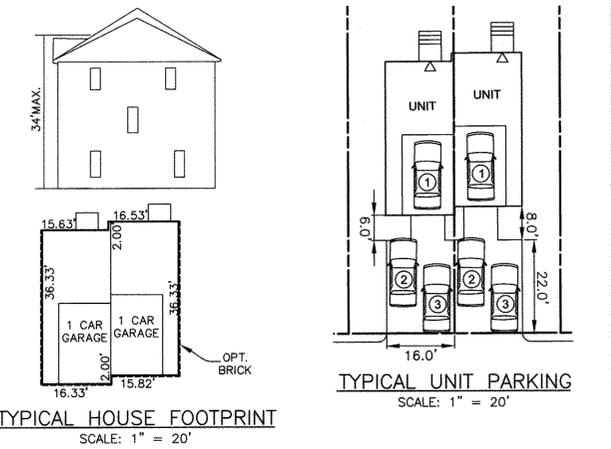
The NRCS soils in the location of this development are mostly Hydrologic Group 'C' & 'D'. Other Lots within close proximity of this site have indicated 'B' type soils. A Geotechnical Investigation was performed by Hillis-Carnes Engineering Associates, Inc. in July 2017 which determined that the on-site soils are acceptable for the proposed ESD practices.

To the best of our knowledge and available data, there are no Floodplains, Streams, or Steep Slopes located on this site. There are no Wetlands on-site per an Environmental Field Investigation performed by Hillis-Carnes Engineering Associates, Inc. on January, 2017. There are no Specimen Trees or Forested areas on-site per a Simplified Forest Stand Delineation performed by Benchmark Engineering, Inc., on February, 2017.

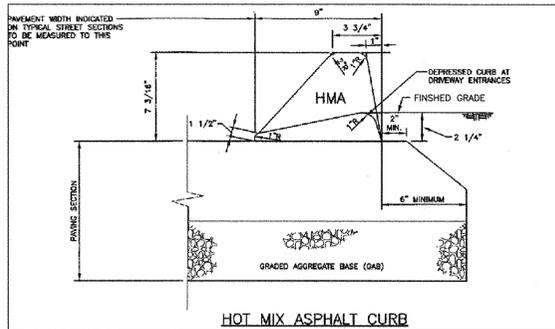
This site was analyzed as woods in good condition and a target RCN was determined. A target rainfall depth treatment (Pe) was determined based on the measured impervious areas and HSG soil types (mostly 'C' & 'D'). The target Pe for this site is 1.8 inches based on the overall proposed drainage area. Full treatment of the target 1.8" Pe will be provided using Environmental Site Design practices as outlined in Chapter 5 of the 2000 Maryland Stormwater Design Manual, as amended by Maryland's Stormwater Management Act of 2007. The selected methods include Drywells (M-5) for the entire rooftop for each unit and a Micro-Bioretenion (M-6) for the driveways. The facilities will be privately owned and maintained.

To protect natural resources, it is important to minimize and adequately treat the stormwater runoff. The final design will incorporate adequate treatment and storage in order to create the least possible stormwater runoff in general compliance with this concept plan. The runoff will be treated on-site using approved methods. Outfalls generally correspond with the natural drainage patterns for the site.

The proposed development and ESD implementation should have no effect on adjacent properties as treatment of the target Pe in the development runoff conditions meet the existing runoff. The proposed development is not expected to have adverse effects on downstream properties, utilities, public facilities or natural systems since natural drainage pathways are maintained. Preliminary ESD practices have been designed to address 1.8 inches of runoff, the target Pe, for all area which could be conveyed to a facility. We believe this plan provides environmental site design to the maximum extent possible.

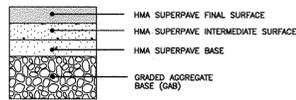


NO.	DATE	REVISION
 BENCHMARK ENGINEERING, INC. 6800 BALTIMORE NATIONAL PIKE & SUITE 315 ELKDRIDGE CITY, MARYLAND 21043 (P) 410-465-6105 (F) 410-465-6644 WWW.BE-CIVILENGINEERING.COM		
OWNER: 7075 CEDAR, LLC 6800 DEERPATH ROAD SUITE 100 ELKDRIDGE, MARYLAND 21075		PROFESSIONAL CERTIFICATION: I hereby certify that 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. 21298, Expiration Date: 6/30/19. 12/21/17
DEVELOPER: H&H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELKDRIDGE, MARYLAND 21075		PROJECT: LENOX PARK CROSBY PROPERTY LOTS 458-465 TAX MAP: 43 - GRID: 06 - PARCEL: p/0319 ZONED: R-12 (RESIDENTIAL) ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND
DATE: DECEMBER 21, 2017 SHEET: 1 OF 3		BEI PROJECT NO. 2741 SCALE: AS SHOWN



HOT MIX ASPHALT CURB
NOT TO SCALE

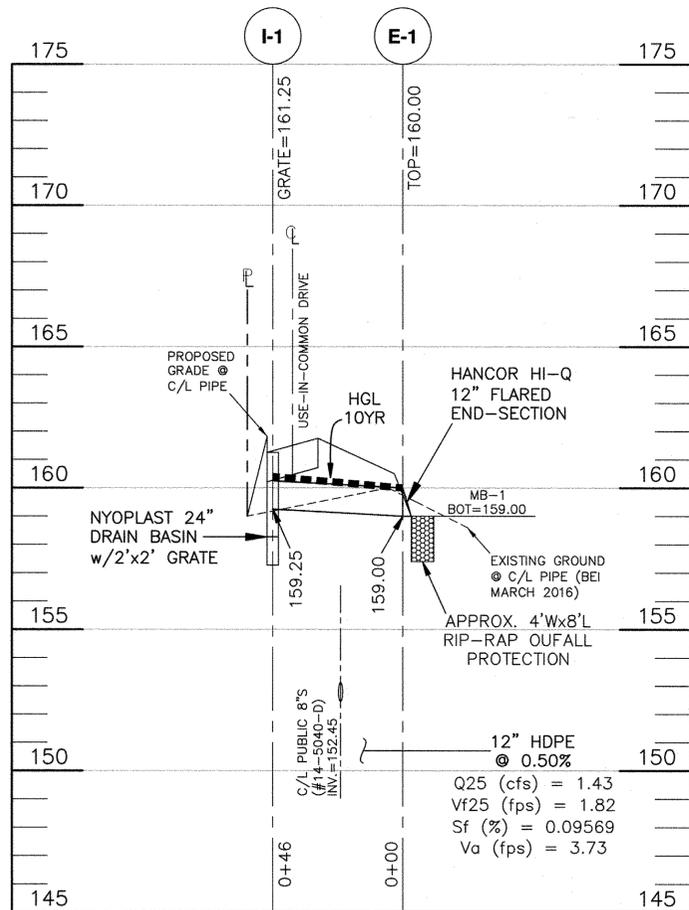
THIS DETAIL CONFORMS TO
HO.CO. DMV IV R-3.03



SCHEMATIC PAVING DETAIL
NOT TO SCALE

SECTION NUMBER	ROAD AND STREET CLASSIFICATION	CALIFORNIA BEARING RATIO (CBR) 3 to <5 5 to <7 >7 3 to <5 5 to <7 >7					
		PAVEMENT MATERIAL (INCHES)					
P-2	PARKING DRIVE ASILES, RESIDENTIAL AND NON-RESIDENTIAL WITH NO MORE THAN 10 HEAVY TRUCKS PER DAY LOCAL ROADS: ACCESS PLACE, ACCESS STREET CUL-DE-SAC, RESIDENTIAL	HMA SUPERPAVE FINAL SURFACE 0.5 MM PG 64-22, LEVEL 1 (LOW ESAL)	1.5	1.5	1.5	1.5	1.5
		HMA SUPERPAVE INTERMEDIATE SURFACE 0.5 MM PG 64-22, LEVEL 1 (LOW ESAL)	1.0	1.0	1.0	1.0	1.0
		HMA SUPERPAVE BASE 9.0 MM PG 64-22, LEVEL 1 (LOW ESAL)	2.0	2.0	2.0	3.5	2.0
		GRADED AGGREGATE BASE (GAB)	8.0	4.0	3.0	4.0	4.0

PAVING SPECIFICATIONS (HO.CO. STD R-2.01)



SD PROFILE
HORIZONTAL SCALE: 1" = 30'
VERTICAL SCALE: 1" = 3'

SIZE	TYPE	LENGTH (L.F.)	MAINTENANCE
12"	HDPE	46.0	PRIVATE
4" (MB-1)	PVC	26.3	PRIVATE

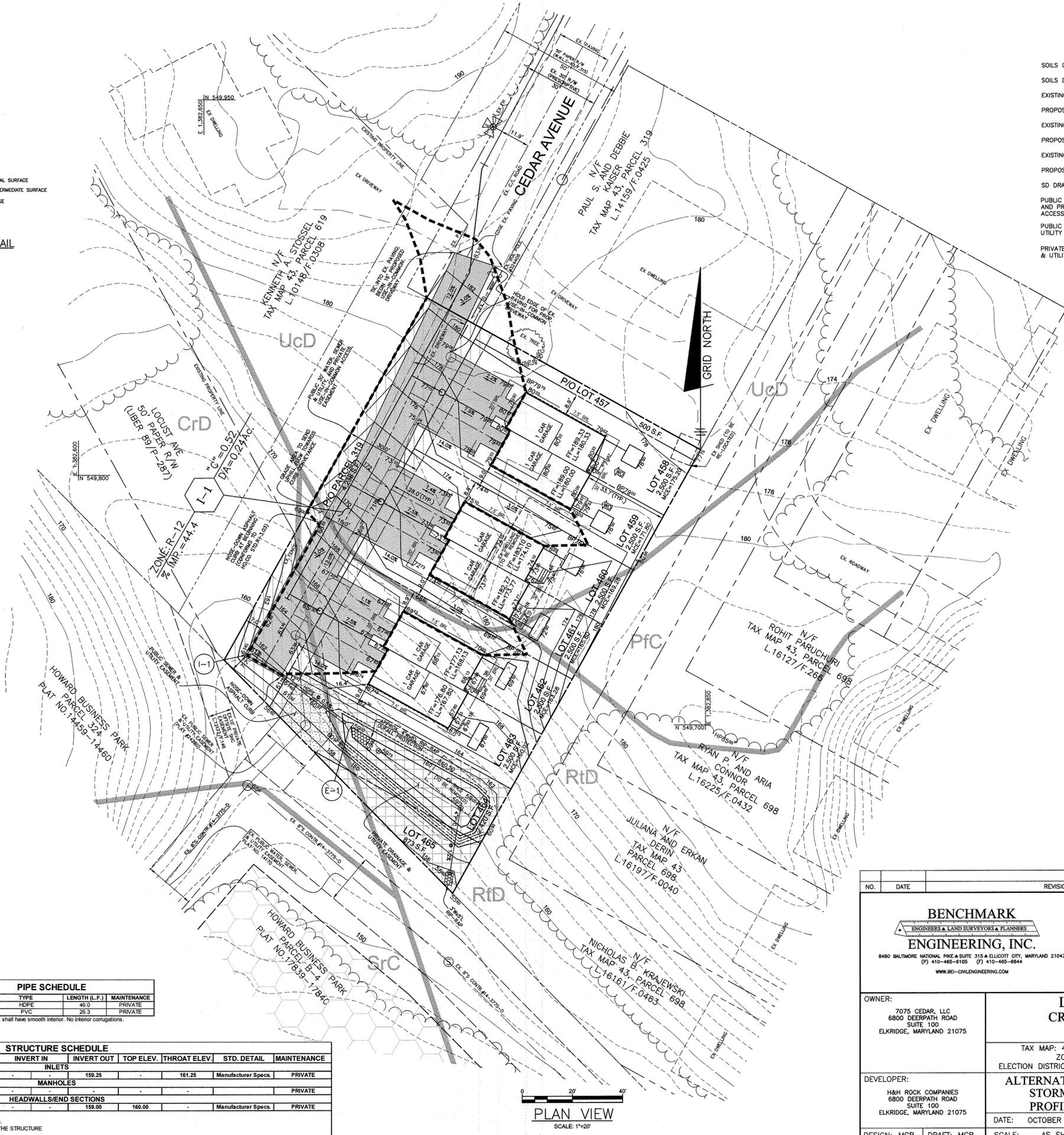
All pipes shall have smooth interior. No interior corrugations.

STRUCTURE SCHEDULE								
STRUCTURE	TYPE	LOCATION	INVERT IN	INVERT OUT	TOP ELEV.	THROAT ELEV.	STD. DETAIL	MAINTENANCE
I-1	NDS 24"x24"	N 549,728.7314 E 1,382,669.8137	INLETS		159.25	161.25	Manufacturer Specs.	PRIVATE
			MANHOLES					PRIVATE
			HEADWALLS/END SECTIONS					PRIVATE
ES-1	HDPE End Section	N 549,701.0018 E 1,382,706.8647			159.00	160.00	Manufacturer Specs.	PRIVATE

STRUCTURE LOCATION FOR MANHOLES IS AT THE CENTER OF THE MANHOLE RIM.
STRUCTURE LOCATION FOR END SECTIONS IS AT THE MIDPOINT OF THE END OF THE STRUCTURE
PRECAST STRUCTURES MEETING HS-20 LOADING MAY BE USED.

LEGEND

- SOILS CLASSIFICATION: ABC1
- SOILS DELINEATION: ---
- EXISTING CONTOURS: - - - - -
- PROPOSED CONTOURS: - - - - -
- EXISTING WOODS LINE: ~~~~~
- PROPOSED WOODS LINE: ~~~~~
- EXISTING STRUCTURE: [Symbol]
- PROPOSED STRUCTURE: [Symbol]
- SD DRAINAGE AREA: [Symbol]
- PUBLIC WATER, SEWER, & UTILITY AND PRIVATE USE-IN-COMMON ACCESS EASEMENT: [Symbol]
- PUBLIC SEWER & UTILITY EASEMENT: [Symbol]
- PRIVATE DRAINAGE & UTILITY EASEMENT: [Symbol]



PLAN VIEW
SCALE: 1"=20'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 J. M. [Signature] 1-18-18
 CHIEF, DIVISION OF LAND DEVELOPMENT
 Phil [Signature] 1-10-18
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
 Val [Signature] 1-18-18
 DIRECTOR

BENCHMARK ENGINEERS & LAND SURVEYORS & PLANNERS ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 310 ELLICOTT CITY, MARYLAND 21043 (P) 410-466-8100 (F) 410-466-6444 WWW.BEI-CIVILENGINEERING.COM		Professional Certification: I hereby certify that 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. 24919, Mechanical, Exp. 6/30/19.
OWNER: 7075 CEDAR, LLC 6800 DEERPATH ROAD SUITE 100 ELKCRIDGE, MARYLAND 21075	LENNOX PARK CROSBY PROPERTY LOTS 458-465 TAX MAP: 43 - GRID: 06 - PARCEL: p/0319 ZONED: R-12 (RESIDENTIAL) ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND	
DEVELOPER: H&H ROCK COMPANIES 6800 DEERPATH ROAD SUITE 100 ELKCRIDGE, MARYLAND 21075	ALTERNATIVE COMPLIANCE EXHIBIT STORM DRAINAGE MAP AND PROFILES, NOTES & DETAILS DATE: OCTOBER 7, 2017 BEI PROJECT NO. 2741 SCALE: AS SHOWN SHEET 3 OF 3	