



# 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

August 20, 2018

Tom Clime  
PO Box 66  
Brookville, MD 20833

RE: WP-18-102, 1390 Daisy Road

Dear Mr. Clime:

This is to advise you that your original Alternative Compliance plan exhibit was approved on August 16, 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 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 August 16, 2019**), 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.

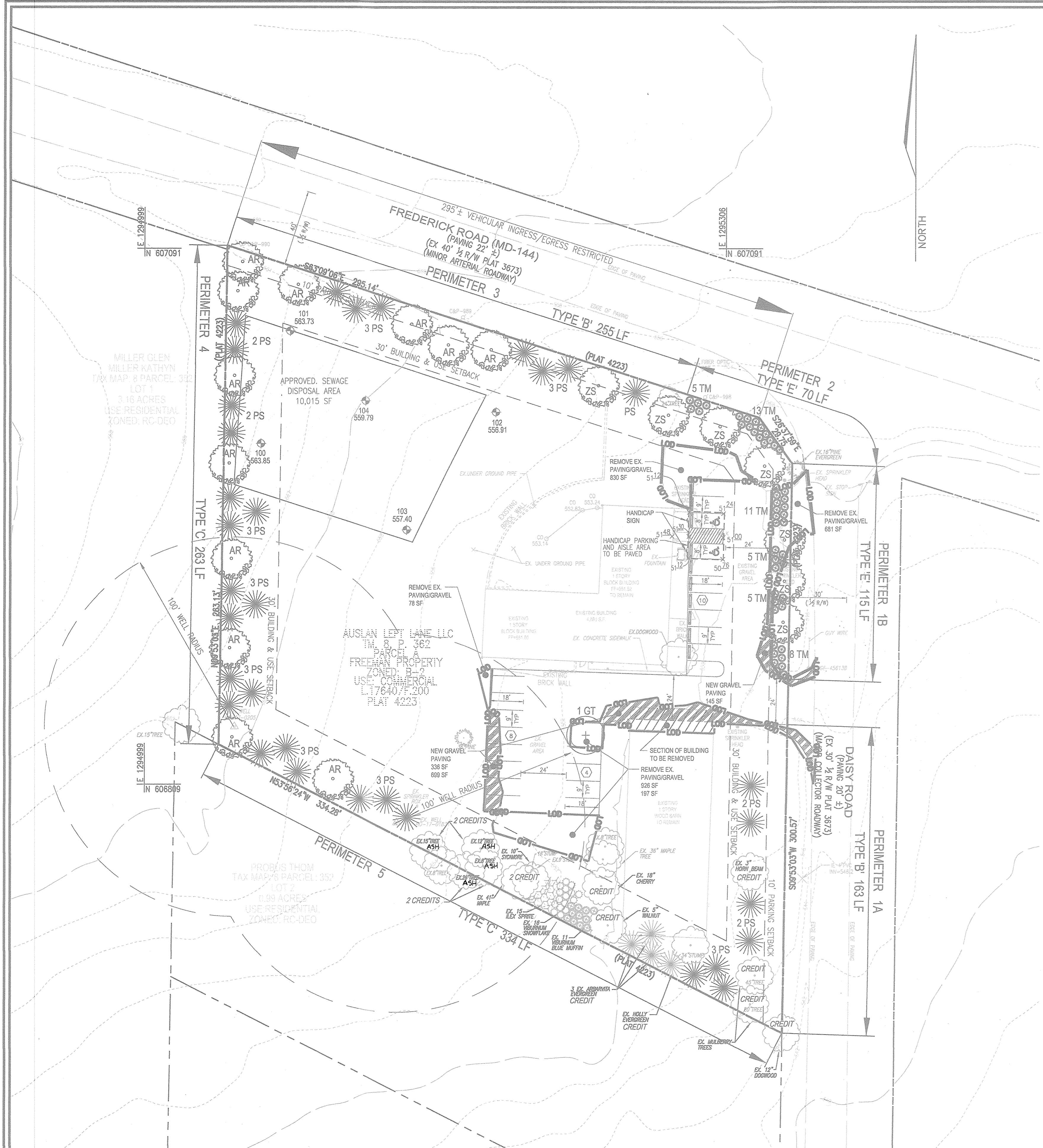
If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at [jschleicher@howardcountymd.gov](mailto:jschleicher@howardcountymd.gov).

Sincerely,

Kent Sheubrooks, Chief  
Division of Land Development

KS/js

cc: Research  
Bob Frances, Plan Review Division, DILP  
Vogel + Timmons

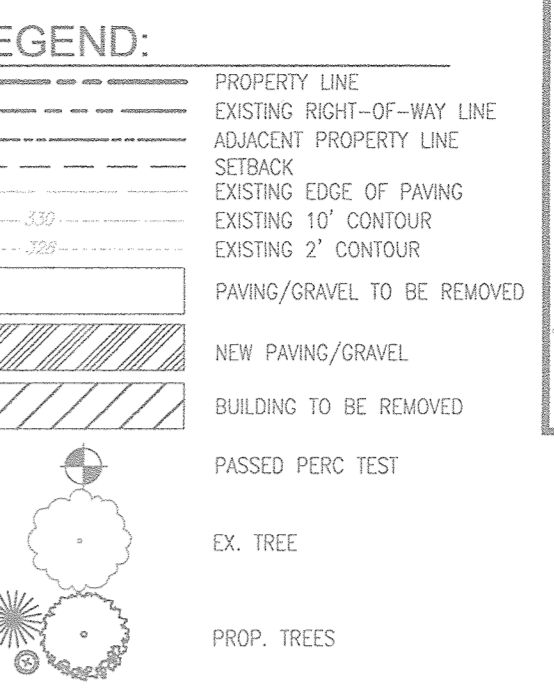


CATEGORY	PERIMETER LANDSCAPE EDGE					TOTAL
	1A	1B	2	3	4	
PERIMETER/FRONTAGE DESIGNATION	B	E	E	B	C	C
LANDSCAPE TYPE	B	E	E	B	C	C
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	163	115	70	255	263	334
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	YES	NO	NO	NO	NO	NO
CREDIT FOR WALL, FENCE OR BERM (YES, NO, LINEAR FEET DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED						
SHADE TREES	1:50	4	1:40	3	1:50	6
EVERGREEN TREES	1:40	4	---	---	1:40	7
SHRUBS	---	---	1:4	29	---	18
CREDIT FOR EX. INDIVIDUAL TREES	YES	---	---	---	---	YES
SHADE TREES TO REMAIN	4	---	---	---	---	8
EVERGREEN TREES TO REMAIN	---	---	---	---	---	8*
NUMBER OF PLANTS PROVIDED						
SHADE TREES		3	2	6	7	1
EVERGREEN TREES	4	---	---	7	13	9
OTHER TREES (2:1 SUBSTITUTION)	---	---	---	---	---	---
SHRUBS (10:1 SUBSTITUTION)	---	29	18	---	---	47

**GENERAL NOTES**

- THIS SUBJECT PROPERTY IS ZONED B-2.
- PROPERTY ADDRESS: 1390 DAISSY ROAD, LISBON, MD 21757
- PROPERTY IS LOCATED IN THE 4TH ELECTION DISTRICT.
- SITE ANALYSIS: AREA OF PARCEL 'A' 2.00 AC. EXISTING USE OF STRUCTURE: VACANT, THERE IS NO EXISTING OR PROPOSED USE FOR THE BARN. LIMIT OF DISTURBED AREA: 4,802 SF
- PLANNING AND ZONING REFERENCES: F-79-22, PLAT 4223
- DEED REFERENCE: AUSLAN LEFT LANE, LLC L-17640 F-02200 JUNE 14, 2017
- PLAT REFERENCE: PARCEL 'A' FREEMAN PROPERTY PLAT # 4223 DATED: FEBRUARY 27, 1979
- THE TOPOGRAPHY SHOWN HEREON IS FROM A FIELD RUN LOCATION SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING INC., DATED NOVEMBER 2017.
- DAISSY ROAD IS A MAJOR COLLECTOR, FREDERICK ROAD IS A MAJOR ARTERIAL.
- NO WETLANDS, STREAMS, THEIR BUFFERS, OR 100 YEAR FLOODPLAIN LOCATED ON SITE.
- PARKING REQUIRED: 17 SPACES (PER TENANTS PARKING NEEDS)
- PARKING PROVIDED: 22 SPACES
- GRAVEL/IMPERVIOUS SURFACE TO BE REMOVED: 2,712 SF PAVING TO BE ADDED: 1,377 SF
- SEPTIC SYSTEM DESIGN TO BE PROVIDED IN CONJUNCTION WITH BUILDING PERMIT.
- THE EXISTING BARN DOES NOT CONFORM TO CURRENT B-2 DISTRICT REGULATIONS. DUE TO THE MINOR OBLIGATION, FOREST CONSERVATION WILL BE DEFERRED AND ADDRESSED IN THE FUTURE UPON FURTHER DEVELOPMENT OF THIS PROPERTY.
- THIS PLAN IS SUBJECT TO WP-18-102, APPROVED JULY 26, 2018, TO WAIVE SUBDIVISION SECTION 16.155(a)(1) WHICH STATES THAT A SITE DEVELOPMENT PLAN IS REQUIRED FOR NEW OR EXPANDED NON-RESIDENTIAL DEVELOPMENT OR ANY ESTABLISHMENT OF A USE OR A CHANGE IN USE. APPROVAL OF THIS WAIVER PETITION IS SUBJECT TO COMPLIANCE WITH THE FOLLOWING CONDITIONS OF APPROVAL:  
 1. THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT SHALL SERVE AS THE SUBSTITUTE FOR A SITE DEVELOPMENT PLAN FOR THE CHANGE IN USE. NO DISTURBANCE IS PERMITTED BEYOND THE PROPOSED LIMIT OF DISTURBANCE (LOD) AS SHOWN ON THE PLAN EXHIBIT.  
 2. REVISE THE PLAN EXHIBIT PER THE ATTACHED COMMENTS FROM THE DIVISION OF LAND DEVELOPMENT AND SUBMIT AN ORIGINAL, SIGNED AND SEALED COPY TO PLZ WITHIN 45 DAYS FOR SIGNATURE AND RETENTION (ON OR BEFORE SEPTEMBER 9, 2018). THE ASSOCIATED BUILDING PERMIT WILL NOT BE RELEASED UNTIL THE APPLICANT RECEIVES SIGNATURE APPROVAL.  
 3. LANDSCAPING IS REQUIRED TO BE PLANTED IN ACCORDANCE WITH THE APPROVED PLAN WITHIN 9 MONTHS OF ALTERNATIVE COMPLIANCE APPROVAL (ON OR BEFORE JANUARY 23, 2019). THIS DEPARTMENT WILL PERFORM AN INSPECTION TO VERIFY INSTALLATION OF THE REQUIRED PLANT MATERIALS. THE INSPECTION FEE FOR THIS PROJECT IS \$121.00. THIS FEE WILL BE COLLECTED AT THE TIME OF MYLAR SUBMISSION.  
 4. THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE REGULATIONS AND OBTAIN ALL NECESSARY PERMITS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.  
 5. COMPLIANCE WITH THE ATTACHED DEED COMMENTS DATED JULY 24, 2018 REGARDING THE APPROVED DESIGN MANUAL WAIVER.

**BENCHMARKS**  
 HOWARD COUNTY BENCHMARK 08DA (CONC. MON.)  
 N: 666.534.19 E: 1295.230.54 ELEV: 554.67  
 RT-144 EAST OF DAISY ROAD  
 HOWARD COUNTY BENCHMARK 080D (CONC. MON.)  
 N: 677.432.05 E: 1295.968.16 ELEV: 570.67  
 RT-144 EAST OF LISBON



**VICINITY MAP**  
 SCALE: 1"=2,000'  
 ADC MAP COORDINATE:  
 PAGE 9; GRID C6

**\* Forest Conservation Worksheet 2.2**

Team 96 Fitness  
 Net Tract Area Parcel 362  
 A. Total Tract Area A = 2.00  
 B. Deductions B = 0.00  
 C. Net Tract Area C = 2.00

Land Use Category  
 Input the number "1" under the appropriate land use zoning, and limit to only one entry  
 ARA MDR IDA HDR MPD CIA  
 0 0 0 0 0 1

D. Afforestation Threshold ( Net Tract Area x 15% ) D = 0.30  
 E. Conservation Threshold ( Net Tract Area x 15% ) E = 0.30

Existing Forest Cover  
 F. Existing Forest Cover within the Net Tract Area F = 0.00  
 G. Area of Forest Above Conservation Threshold G = 0.00

Break Even Point  
 H. Break Even Point H = 0.00  
 I. Forest Clearing Permitted Without Mitigation I = 0.00

Proposed Forest Clearing  
 J. Total Area of Forest to be Cleared J = 0.00  
 K. Total Area of Forest to be Retained K = 0.00

Planting Requirements  
 L. Reforestation for Clearing Above the Conservation Threshold L = 0.00  
 M. Reforestation for Clearing Below the Conservation Threshold M = 0.00  
 N. Credit for Retention above the Conservation Threshold N = 0.00  
 P. Total Reforestation Required P = 0.00  
 Q. Total Afforestation Required Q = 0.30  
 R. Total Planting Requirement R = 0.30

**\* THIS CHART IS FOR THE ENTIRE SITE**

**PURPOSE:**  
 THE PURPOSE OF THIS ALTERNATIVE COMPLIANCE EXHIBIT IS TO DOCUMENT THE PROPOSED CHANGE IN THE USE TO CROSSFIT FITNESS TRAINING, 15 MAXIMUM CLIENTS AND 2 TRAINERS PER CLASS.

**OWNER/DEVELOPER**  
 AUSLAN LEFT LANE, LLC  
 22610 GEORGIA AVENUE  
 BROOKVILLE, MD 20833

DATE	IMPROVEMENTS	LOD	CUMULATIVE LOD	FC OBLIGATION
7/26/18	PARKING LOT IMPROVEMENTS	4,802	4,802	NA

**PLANT LIST - SCHEDULE B (PARKING LOT)**

KEY QUAN	BOTANICAL NAME	SIZE	CAT
GT 1	CLEDOSIA TRICANTHOS F. INERMIS "MPOLE"	2.5"-3" CAL	B & B
	IMPERIAL HONEY LOCUST		

**LANDSCAPE SCHEDULE**

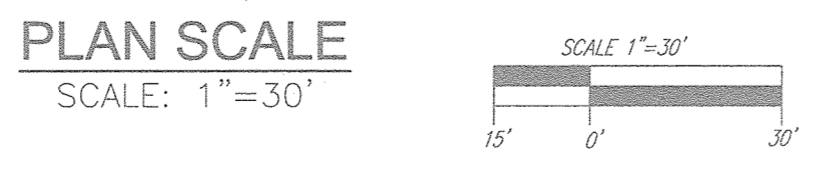
KEY QUAN	BOTANICAL NAME	SIZE	CAT
ZS 7	ZELKOVA SERRATA "VILLAGE GREEN"	2 1/2"-3" CAL	B & B
	VILLAGE GREEN JAPANESE ZELKOVA		
AR 12	ACER RUBRUM "ARMSTRONG"	2 1/2"-3" CAL	B & B
	ARMSTRONG COLUMNAR RED MAPLE		
PS 33	PINUS STROBUS	6"-8" HGT.	B & B
	EASTERN WHITE PINE		
TM 47	TAXUS MEDIA "DENSIFORMIS"	2 1/2"-3" HT.	B & B
	DENSIFORMIS YEW		

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Coleman* 8-15-18  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Ken J. Schuchman* 8-16-18  
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE

*William J. Jaffe* 8-16-18  
 DIRECTOR DATE



NO. \_\_\_\_\_ REVISION \_\_\_\_\_ DATE \_\_\_\_\_

**EXHIBIT TO ACCOMPANY ALTERNATIVE COMPLIANCE PETITION**

TEAM 96 FITNESS  
 1390 DAISSY ROAD

TAX MAP 8 BLOCK 7  
 4TH ELECTION DISTRICT

ZONED: B-2  
 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS • SURVEYORS • PLANNERS  
 8407 MAIN STREET TEL: 410.461.7666  
 ELLICOTT CITY, MD 21043 FAX: 410.461.8966

PROFESSIONAL CERTIFICATE

DESIGN BY: \_\_\_\_\_ RHV  
 DRAWN BY: \_\_\_\_\_ IMH/KG  
 CHECKED BY: \_\_\_\_\_ RHV  
 DATE: \_\_\_\_\_ JULY 2018  
 SCALE: \_\_\_\_\_ AS SHOWN  
 W.O. NO.: \_\_\_\_\_ 17-09

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DAILY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11163 EXPIRATION DATE 09-27-2018

1 SHEET OF 1