



July 2, 2018

Josh Henry
Williams Companies
2800 Post Oak Blvd.
Houston, TX 77056

RE: WP-18-126, Williams Transcontinental
Gas Pipeline Company
185D25 Valve Replacement

Dear Mr. Henry:

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) Site Development Plan Applicability, Sections 16.115(c)(1) & (c)(2) Prohibitions on Use of Floodplain Land, and Section 16.116(a)(1) & (a)(2) Streams and Wetlands Impact.**

Approval is subject to the following conditions:

1. Approval from the Howard Soil Conservation District and the Department of Inspections, Licenses and Permits is required for the associated grading plan prior to the issuance of any required permits. This alternative compliance approval applies only to the limit of disturbance shown on the alternative compliance plan exhibits.
2. 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.
3. Any expansions to the scope of work and proposed equipment beyond what is shown on the plan exhibits will require additional evaluation from Howard County SRC Agencies.
4. The alternative compliance request shall apply only to the uses and equipment upgrades described and as shown on the exhibit and not to any other activities, uses, structures, or additions to this property.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties: The applicant would have experienced extraordinary hardships and practical difficulties with the development of the property due to the scope of work being performed on a currently developed site. The valve station is surrounded within a fenced compound in the southeast corner of the property. New Valve equipment and infrastructure upgrades to the existing system are proposed. The proposed replacements and updates would not have changed the use or altered the footprint of the existing station. The updates would also all be contained within the 1 acre limits of disturbance shown on the exhibit. Going through the full SDP process would have caused an unnecessary delay for the scope of the improvements proposed. The property is also in very close proximity to existing wetlands and falls within the limits of stream buffers and floodplain. Any required excavation will take place in a confined area that falls within these areas. The limits of disturbance shown on the plans are only to accommodate the heavy equipment and the vehicular traffic necessary to complete the installation of the valve facilities.

Alternative Proposal: The proposed improvements will only be temporary in nature and the impacts to the construction area will be returned to pre-construction conditions upon completion of the project. There will be no in-stream work, wetland impact, or tree clearing anticipated during the valve replacement construction. Compliance with all applicable County and State Regulations will be observed and all necessary permits will be obtained prior to any construction activity on site.

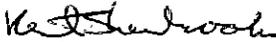
Not Detrimental to the Public Interest: Approval of this alternative compliance request will not be detrimental to the public interest as the property has previously been developed. The scale and size of the facility is not going to increase and existing valve equipment will be replaced and improved. No new development or expanded nonresidential development is proposed as it will all be contained within the fenced in compound. Any disturbances to the floodplain, stream buffer, and wetland buffer areas will be returned to pre-construction conditions upon completion of the project.

Will Not Nullify the Intent or Purpose of the Regulations: Approval of the alternative compliance request would not nullify the intent of the regulations. The new valve replacements do not establish a new use or a change in use for the property. The valve station and its use which were previously established, will not be changed by these modifications. Appropriate best management practices will also be implemented for all floodplain and wetland buffer areas, in accordance with MDE's Regulations. The project will also be in conformance with Maryland's 2011 Erosion and Sediment Control Standards and Specifications.

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

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
Real Estate Services
CH2M Engineers