



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 7, 2020

7040 Elm Avenue, LLC.
7040 Elm Avenue
Elkridge, MD 21075

RE: WP-20-058 Lennox Park – Lots 594-599

Dear Applicant:

This is to advise you that your original Alternative Compliance plan exhibit was approved on January 3, 2020 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 January 3, 2021**), the developer shall apply to the Department of Inspections, Licenses and Permits for **building permits** to initiate construction on the site. All permits for this development shall be applied for within 2 years of signature approval (**on or before January 3, 2022**).

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.

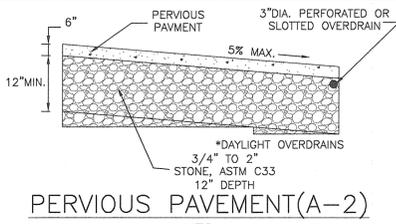
If you have any questions, please contact Justin Schleicher at (410) 313-2350 or email at j Schleicher@howardcountymd.gov.

Sincerely,

Jill Manion, Acting Chief
Division of Land Development

KS/JS

cc: Research
Bob Frances, Plan Review Division, DILP
Benchmark Engineering

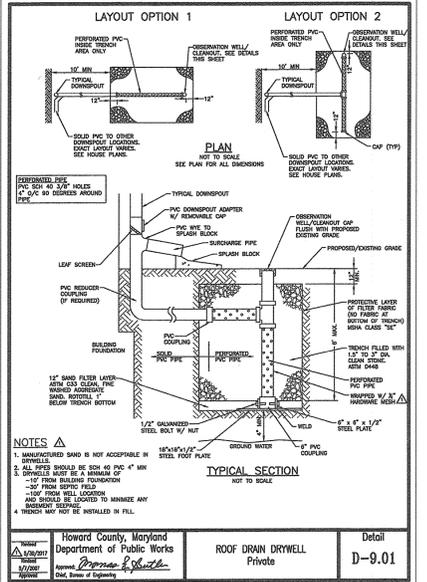


PERVIOUS PAVEMENT(A-2)
NTS

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597	654	DW-3	6.50	6.50	5.00	173.0	172.0	167.0
596	654	DW-4	6.50	6.50	5.00	171.0	170.0	165.0
595	654	DW-5	6.50	6.50	5.00	170.8	169.8	164.8
594	654	DW-6	6.50	6.50	5.00	167.0	166.0	161.0

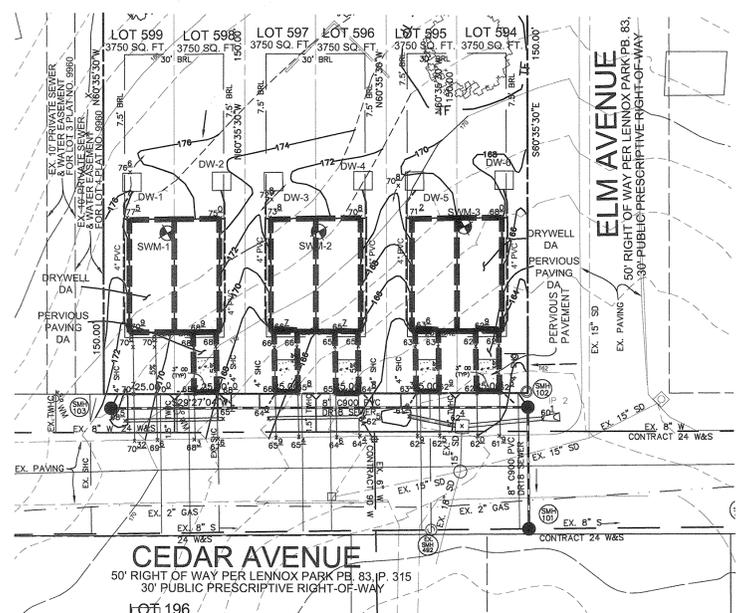
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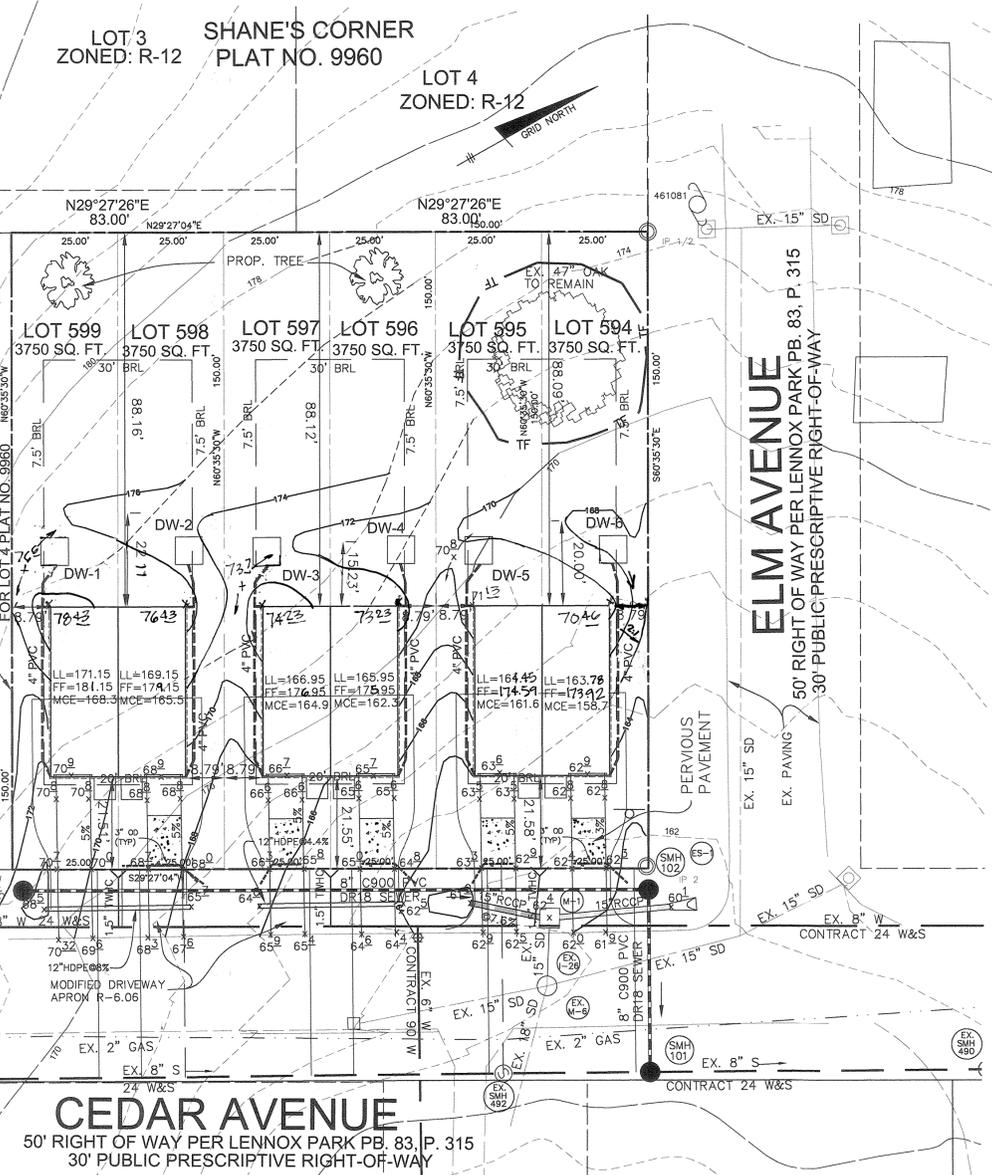
APPROVED: *[Signature]* 1/3/20
CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 1-3-20
CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 1-3-20
DIRECTOR

CONSTRUCTION AND INSPECTION SPECIFICATIONS FOR ALTERNATIVE SURFACES (A-2 PERMEABLE PAVING)

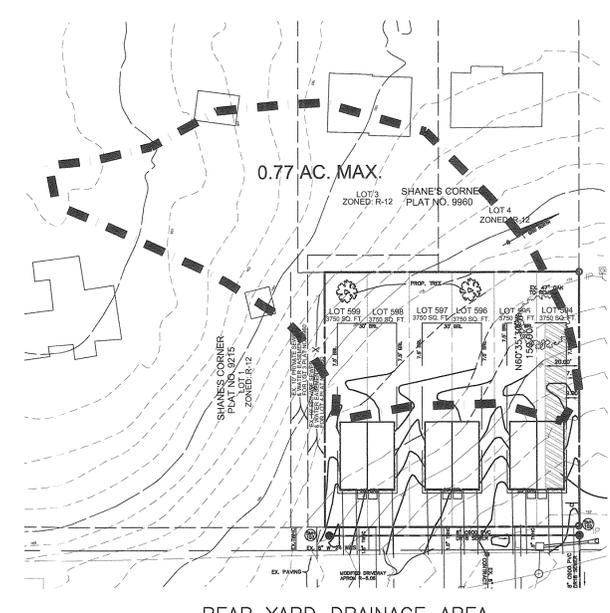
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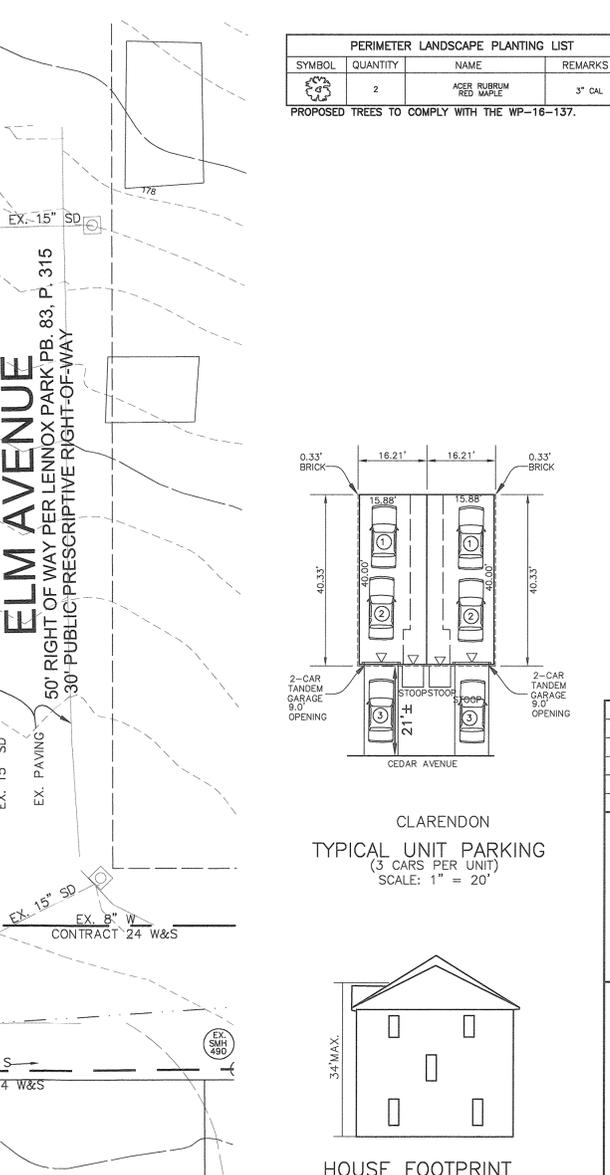
ESD DRAINAGE AREA
SCALE: 1" = 30'



CEDAR AVENUE
50' RIGHT OF WAY PER LENNOX PARK PB. 83, P. 315
30' PUBLIC PRESCRIPTIVE RIGHT-OF-WAY
PLAN
SCALE: 1" = 20'



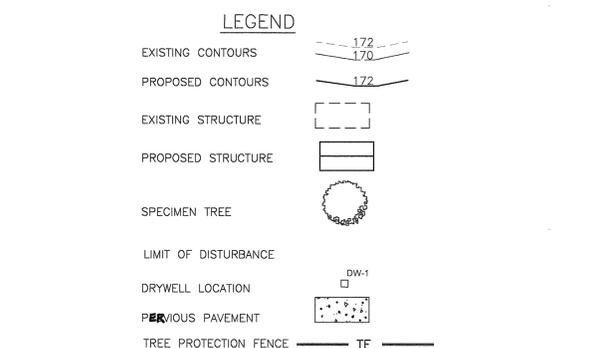
REAR YARD DRAINAGE AREA
SCALE: 1" = 50'



HOUSE FOOTPRINT
SCALE: 1" = 20'

PERIMETER LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	2	ACER RUBRUM RED MAPLE	3" CAL. PROPOSED TREES TO COMPLY WITH THE WP-16-137.

- GENERAL NOTES**
- THE TOPOGRAPHY AND BOUNDARY SHOWN HEREON ARE BASED ON A FIELD RUN SURVEY DATED DECEMBER 2015 BY BENCHMARK ENGINEERING, INC.
 - THE PROPERTY IS KNOWN AS TAX MAP 43, GRID 06, PARCEL 343. THE TOTAL PROPERTY AREA IS APPROXIMATELY 0.51 ACRES.
 - THE PROPERTY IS ZONED R-12 PER THE 10.06.13 COMPREHENSIVE ZONING PLAN.
 - THE EXISTING HOUSE LOCATED ON THE PROPERTY AND DRIVEWAY ARE TO BE REMOVED.
 - LIMIT OF DISTURBANCE=19,300SF
 - STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY DRYWELLS FOR THE ROOFTOPS AND PERVIOUS PAVING FOR THE DRIVEWAYS.
 - THESE LOTS ARE EXISTING LOTS KNOWN AS LENNOX PARK RECORDED AS PLATBOOK 83 PAGE 315 DATED FEBRUARY 4, 1907.
 - A TRAFFIC STUDY IS NOT REQUIRED FOR THIS DEVELOPMENT SINCE THE LOTS ARE EXISTING AND NO NEW LOTS ARE TO BE CREATED.
 - THERE ARE NO FLOODPLAINS, STREAMS, STEEP SLOPES OR WETLANDS LOCATED ON THIS SITE.
 - 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.
 - FIELD TESTING BY A GEOTECHNICAL ENGINEER HAS DETERMINED THAT THE ONSITE SOIL IS CHARACTERISTIC OF A 'B' SOIL. INFILTRATION TESTS INDICATED THAT DRYWELLS ARE AN ACCEPTABLE PRACTICE.
 - THE UNIT SHOWN ON LOT 594 INDICATES THAT A VARIANCE REQUEST TO THE SIDE SETBACK WILL BE REQUIRED. THIS WILL BE RESOLVED PRIOR TO BUILDING PERMIT ISSUANCE FOR LOT 594.
 - THIS PLAN WAS APPROVED UNDER TO A WAIVER WP-16-137 APPROVED OCTOBER 12, 2016 TO SECTION 16.155(c)(2) RESIDENTIAL: NEW RESIDENTIAL DEVELOPMENT REQUIRING APPROVAL OF A SITE DEVELOPMENT PLAN FOR SIX SEMI-DETACHED DUPLEX UNITS AND SECTION 16.1205(d)(7) FOREST RETENTION PRIORITIES TO ALLOW FOR REMOVAL OF ONE 30' OR GREATER SPECIMEN TREE. A 48" OAK TREE (THIS WP-16-137 HAS SINCE EXPIRED AND A NEW ALTERNATIVE COMPLIANCE IS BEING REQUESTED VIA THIS PLAN EXHIBIT).
 - APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - SUBJECT TO SUBMISSION OF A MYLAR ORIGINAL PLAN OF THE LATEST REVISED ALTERNATIVE COMPLIANCE EXHIBIT FOR COUNTY SIGNATURES BY THE OLD CHIEF/DED CHIEF, AND THE PLANNING DIRECTOR WITHIN 45 DAYS OF THE APPROVAL LETTER OF NOVEMBER 26, 2016, AND THE SIGNATURE APPROVAL PLAN EXHIBIT CAN BE USED FOR BUILDING PERMIT AND GRADING PERMIT PURPOSES SIMILAR TO A SIGNED SDP.
 - AUTHORIZATION FOR BUILDING PERMIT APPROVAL IS ONLY GRANTED FOR LOTS 596 THRU 599 AT THIS TIME. NO BUILDING PERMITS CAN BE ISSUED FOR LOTS 594 AND 595 UNTIL A SETBACK VARIANCE IS APPROVED FOR A REDUCTION OF THE SIDE TO PUBLIC ROAD SETBACK REQUIREMENT FROM 20 FEET TO 7.5 FEET IN ACCORDANCE WITH SECTION 109.D.4.b.(1)(c) OF THE ZONING REGULATIONS. ONCE THE SETBACK VARIANCE IS APPROVED BY THE HEARING EXAMINER, THE APPLICANT SHALL SUBMIT A PLAN REVISION (RED-LINE) REQUEST TO DED TO REVISE THE WP PLAN EXHIBIT ORIGINAL WP ADD A GENERAL NOTE INDICATING THE SA VARIANCE CASE NUMBER, VARIANCE REQUEST AND DATE OF APPROVAL BY THE HEARING EXAMINER.
 - THE PETITIONER SHALL COMPLY WITH ALL APPLICABLE COUNTY AND STATE REGULATION AND OBTAIN ALL NECESSARY PERMITS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS.
 - COMPLIANCE WITH THE DED COMMENTS.
 - THE APPLICANT MUST PROVIDE TWO NEW 3" IN DIAMETER NATIVE SPECIES SHADE TREES AS REPLACEMENT MITIGATION FOR THE EXISTING SPECIMEN TREE TO BE REMOVED WITHIN THE LOTS AFTER COMPLETION.
 - PROVIDE TREE PROTECTION FENCING AROUND THE 47" OAK TREE TO REMAIN ON LOTS 594 & 595.
 - NO DISTURBANCE SHALL BE PERMITTED BEYOND THE LIMIT OF DISTURBANCE SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT NOR SHOULD ANY TREE BE REMOVED OTHER THAN THE ONE LABELED "TO BE REMOVED" ON THE ALTERNATIVE COMPLIANCE EXHIBIT. ALL OTHER TREES SHOULD REMAIN.
 - A VARIANCE PETITION WAS GRANTED BY THE HOWARD COUNTY HEARING EXAMINER ON MAY 2, 2018 TO REDUCE THE 20-FOOT STRUCTURE SIDE SETBACK OF LOT 594 FROM A PUBLIC STREET RIGHT-OF-WAY TO 7.5 FEET FOR A PROPOSED SEMI-DETACHED SINGLE-FAMILY DWELLING IN AN R-12 ZONING DISTRICT.
 - THE EXISTING 48" OAK HAS BEEN PREVIOUSLY REMOVE AS APPROVED UNDER WP-16-137.
 - THE CONSTRUCTION OF THE PUBLIC SEWER MAIN HAS BEEN APPROVED BY PUBLIC WORKS PER THE ADVANCED DEPOSIT ORDER (ADO) PROCESS.



NO.	DATE	REVISION
2	6.9.20	REVISE FLOOR ELEVATIONS LOTS 594-595 PER AS-BUILT
1	4.20.20	REVISE GRADES ALONG REAR OF LOTS 594-599

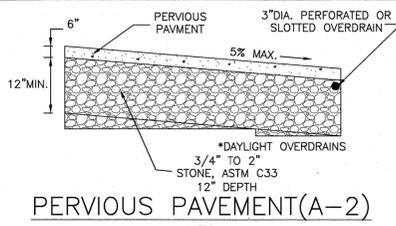
BENCHMARK ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELICOTT CITY, MARYLAND 21043
(P) 410-465-8105 (F) 410-465-6844
WWW.BE-CIVILENGINEERING.COM

LENNOX PARK LOTS 594-599

TAX MAP: 43 - GRID: 06 - PARCEL: 343
ZONED: R-12 (RESIDENTIAL)
ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

WAIVER PETITION EXHIBIT AND SIMPLIFIED ECP

DATE: JANUARY 2020 | BEI PROJECT NO. 2739
SCALE: AS SHOWN | SHEET 1 OF 2

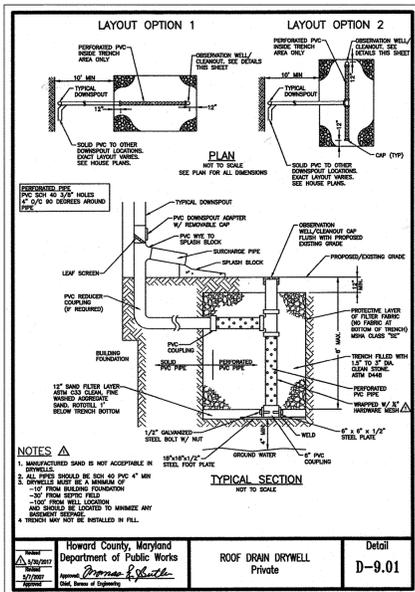


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DRAINAGE AREAS TO THE DRYWELLS ARE EACH UNIT.

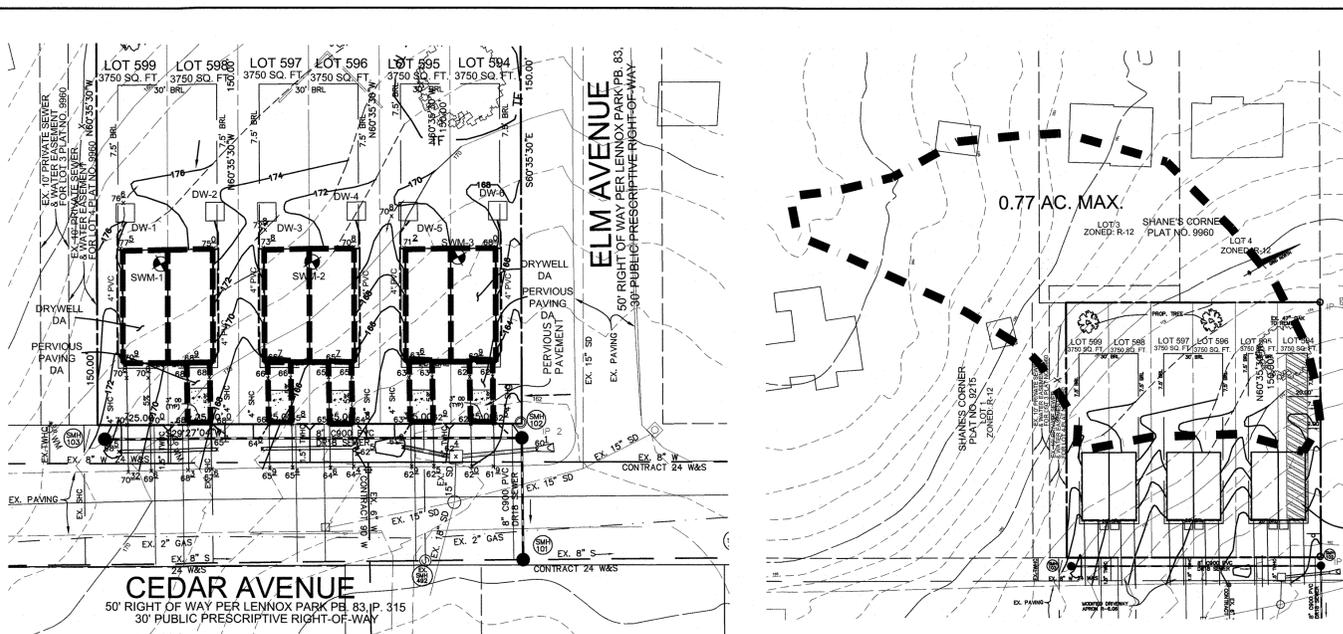
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APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 Chief, Division of Land Development: *[Signature]* 1/3/20
 Chief, Development Engineering Division: *[Signature]* 1-3-20
 Director: *[Signature]* 1-3-20

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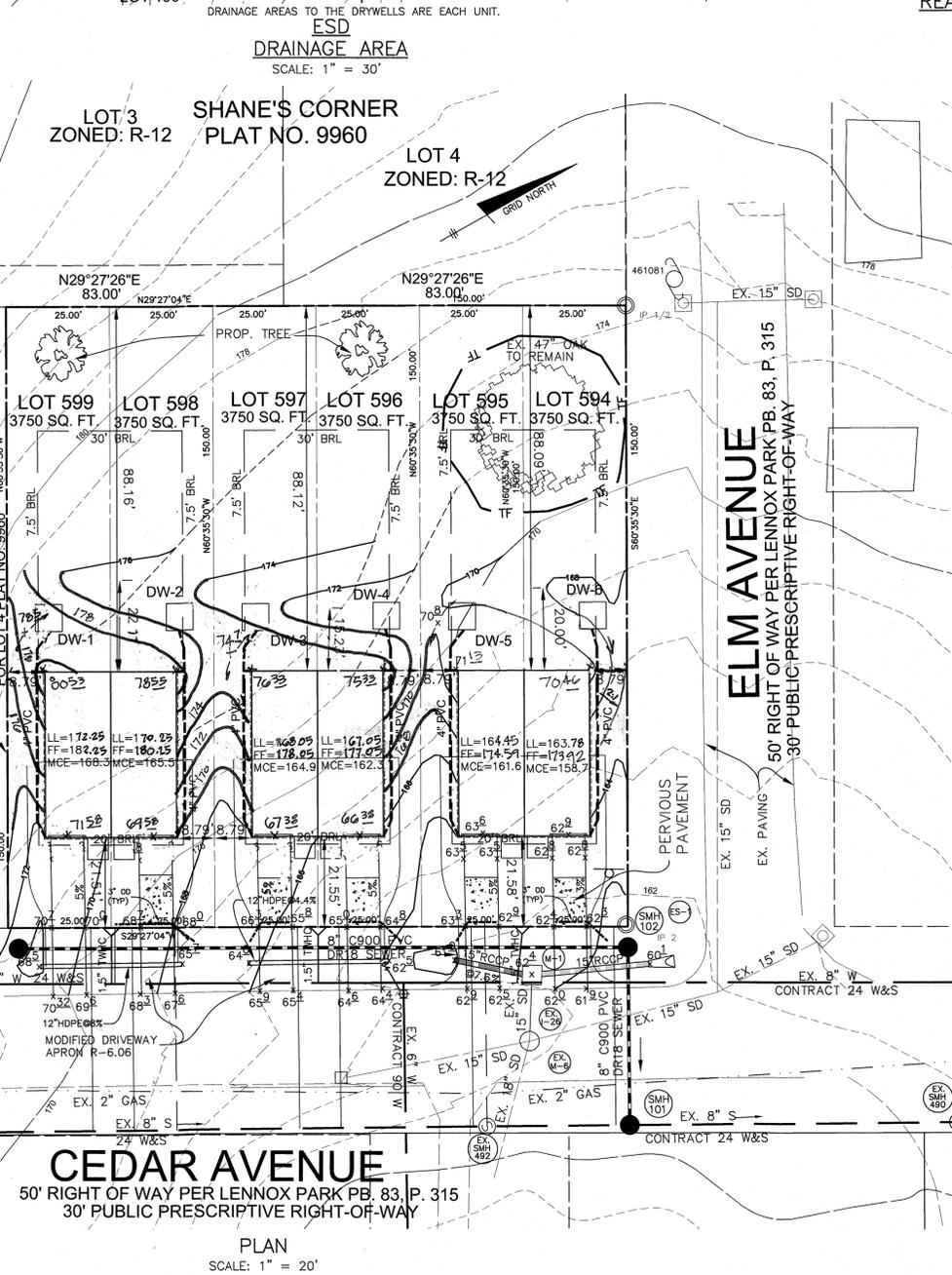
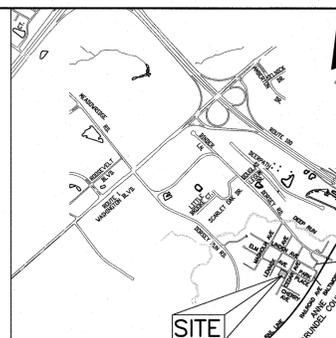


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 - THE APPLICANT MUST PROVIDE TWO NEW 3" IN DIAMETER NATIVE SPECIES SHADE TREES AS REPLACEMENT MITIGATION FOR THE EXISTING SPECIMEN TREE TO BE REMOVED WITHIN THE LOTS AFTER COMPLETION.
 - PROVIDE TREE PROTECTION FENCING AROUND THE 47" OAK TREE TO REMAIN ON LOTS 594 & 595.
 - A VARIANCE SHALL BE PERMITTED BEYOND THE LIMIT OF DISTURBANCE SHOWN ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT NOR SHOULD ANY TREE BE REMOVED OTHER THAN THE ONE LABELED "TO BE REMOVED" ON THE ALTERNATIVE COMPLIANCE EXHIBIT. ALL OTHER TREES SHOULD REMAIN.
 - A VARIANCE PETITION WAS GRANTED BY THE HOWARD COUNTY HEARING EXAMINER ON MAY 2, 2018 TO ALLOW THE 20-FOOT STRUCTURE SIDE SETBACK OF LOT 594 FROM A PUBLIC STREET RIGHT-OF-WAY TO 7.5 FEET FOR A PROPOSED SEMI-DETACHED SINGLE-FAMILY DWELLING IN AN R-12 ZONING DISTRICT.
 - THE EXISTING 48" OAK HAS BEEN PREVIOUSLY REMOVE AS APPROVED UNDER WP-16-137.
 - THE CONSTRUCTION OF THE PUBLIC SEWER MAIN HAS BEEN APPROVED BY PUBLIC WORKS PER THE ADVANCED DEPOSIT ORDER (ADO) PROCESS.

VICINITY MAP

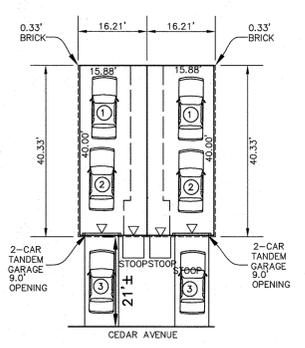
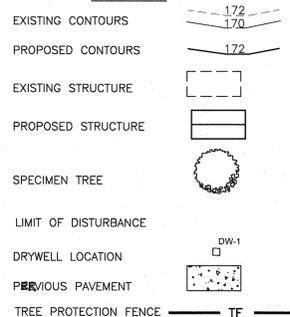
SCALE: 1" = 2000'
 ADC MAP NO. 35 GRID B6



PERIMETER LANDSCAPE PLANTING LIST			
SYMBOL	QUANTITY	NAME	REMARKS
	2	ACER RUBRUM	3" CAL

PROPOSED TREES TO COMPLY WITH THE WP-16-137.

LEGEND



CLARENDON
 TYPICAL UNIT PARKING
 (3 CARS PER UNIT)
 SCALE: 1" = 20'



HOUSE FOOTPRINT
 SCALE: 1" = 20'

NO.	DATE	REVISION
3	12.21.20	CHANGE PLOT ELEV. PER AS-BUILT & DRAIN GRADES LOTS 594 - 599
2	6.9.20	REVISE FLOOR ELEVATIONS LOTS 594 & 595 PER AS-BUILT
1	4.12.20	REVISE GRADES ALONG REAR OF LOTS 594 - 599

BENCHMARK ENGINEERING, INC.
 ENGINEERS & LAND SURVEYORS & PLANNERS
 6480 BALTIMORE NATIONAL PIKE SUITE 315 ELLICOTT CITY, MARYLAND 21043
 (P) 410-465-6105 (F) 410-465-6644
 www.bei-civilengineering.com

OWNER:
 7040 ELM AVENUE LLC
 ELKRIDGE, MARYLAND 21075

DEVELOPER:
 7040 ELM AVENUE LLC
 ELKRIDGE, MARYLAND 21075

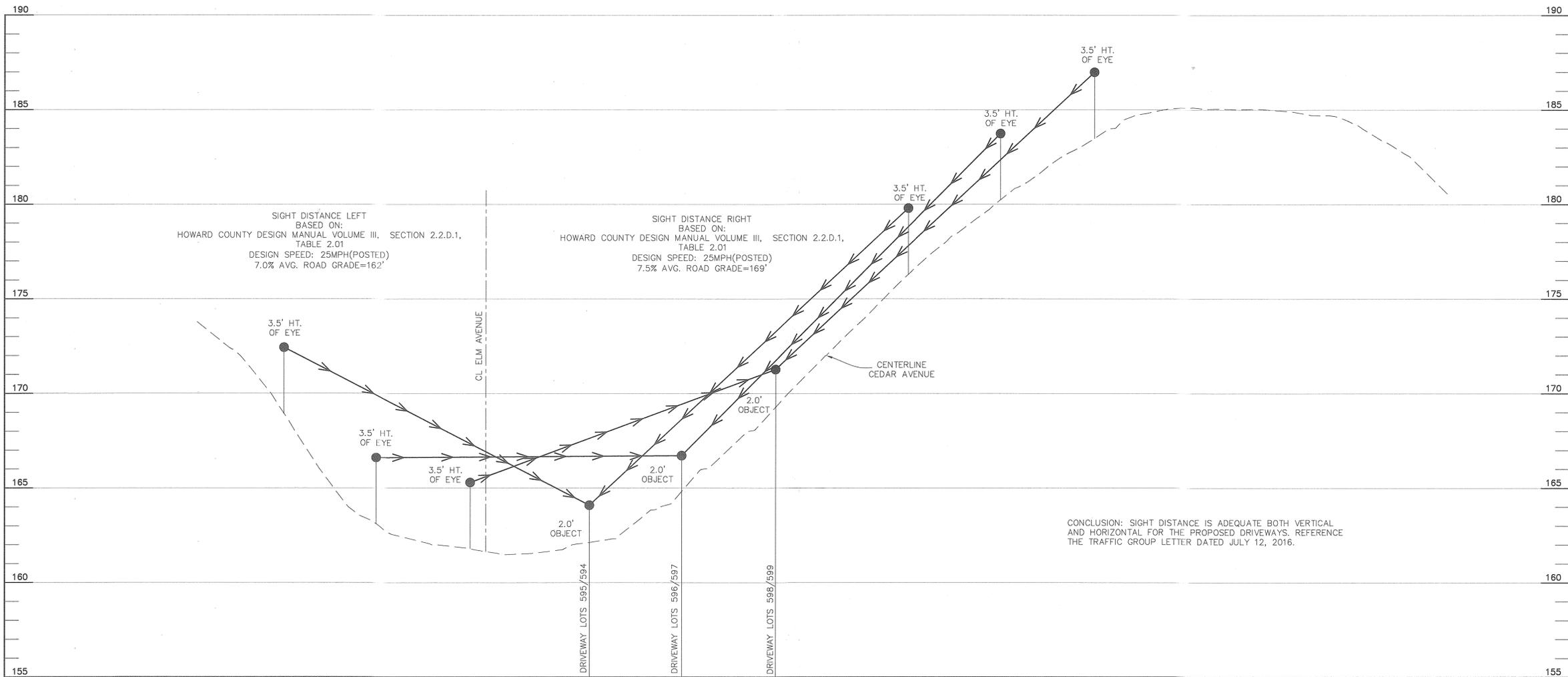
LENOX PARK LOTS 594-599

TAX MAP: 43 - GRID: 06 - PARCEL: 343
 ZONED: R-12 (RESIDENTIAL)
 ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND

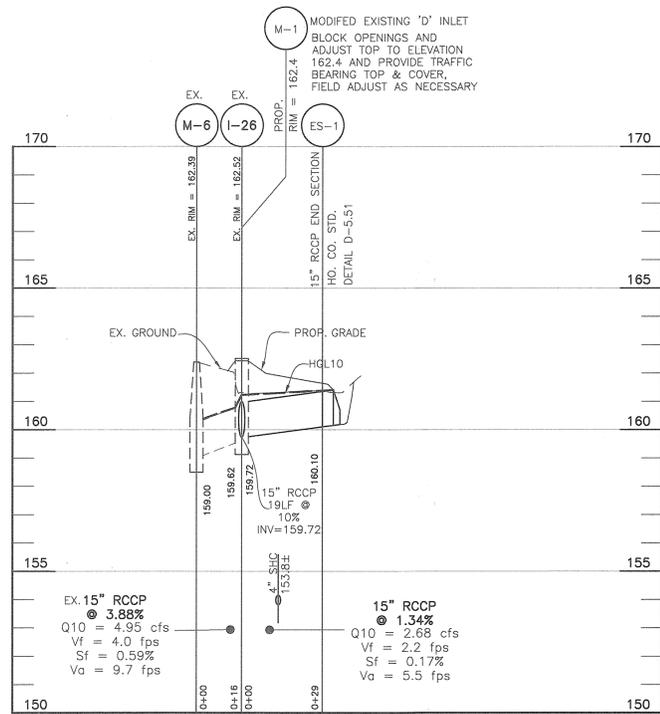
WAIVER PETITION EXHIBIT AND SIMPLIFIED ECP

DATE: JANUARY 2020
 BEI PROJECT NO. 2739

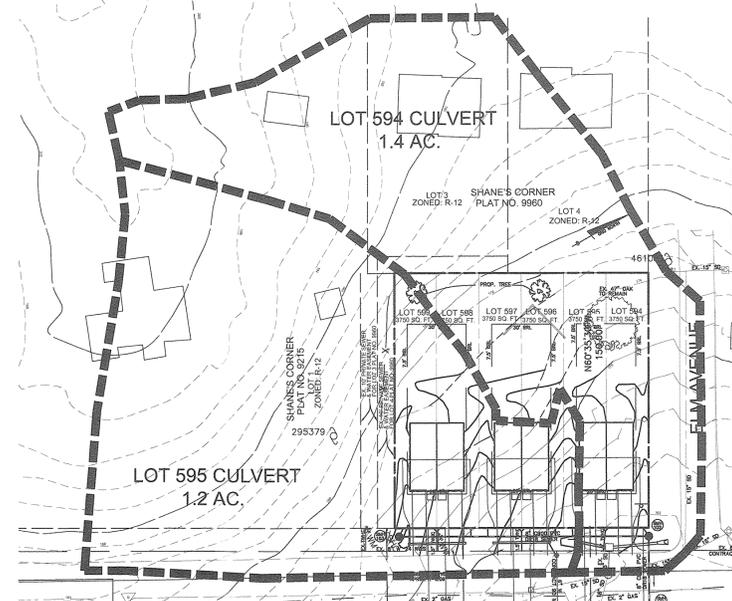
DESIGN: JCO
 DRAFT: JCO
 SCALE: AS SHOWN
 SHEET 1 OF 2



STOPPING SIGHT DISTANCE EXHIBIT
SCALE: 1"=30' HORIZ., 1"=3' VERT.



PUBLIC SD PROFILE
SCALE: 1"=30' HORIZ., 1"=3' VERT.



DRIVEWAY CULVERT
DRAINAGE AREA
SCALE: 1" = 50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
[Signature] 1/3/20
 CHIEF, DIVISION OF LAND DEVELOPMENT
[Signature] 1-3-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION
[Signature] 1-3-20
 DIRECTOR

NO.		DATE		REVISION	
BENCHMARK ENGINEERING, INC. 8480 BALTIMORE NATIONAL PIKE & SUITE 315 & ELLICOTT CITY, MARYLAND 21043 (P) 410-485-6105 (F) 410-485-6644 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. 2340.					
OWNER: 7040 ELM AVENUE LLC ELKRIDGE, MARYLAND 21075			LENNOX PARK LOTS 594-599		
DEVELOPER: 7040 ELM AVENUE LLC ELKRIDGE, MARYLAND 21075			TAX MAP: 43 - GRID: 06 - PARCEL: 343 ZONED: R-12 (RESIDENTIAL) ELECTION DISTRICT NO. 1 - HOWARD COUNTY, MARYLAND		
WAIVER PETITION EXHIBIT AND SIMPLIFIED ECP					
DATE: JANUARY 2020		BEI PROJECT NO. 2739			
DESIGN: JCO	DRAFT: JCO	SCALE: AS SHOWN	SHEET	2 OF 2	