



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

February 26, 2021

Tonja Potter
Howard Hughes Corporation
10960 Grantchester Way, Suite 110
Columbia, MD 21044

RE: WP-21-080, Downtown Columbia, Crescent
Neighborhood, Parcel N and p/o OS Lot 1

Dear Ms. Potter:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject project was reviewed.

On February 25, 2021 and pursuant to Section 16.104, the Director of the Department of Planning and Zoning, considered and **approved** your request for alternative compliance with respect to **Section 16.155(a)(1)(i)** of the Subdivision and Land Development Regulations to use a grading plan with the Howard Soil Conservation District to complete initial grading for a future right-of-way in Downtown Columbia. Most of the grading is to be completed on Tax Map 36 as Parcel 527, Parcel N with a small portion of the grading extending onto Tax Map 36, Parcel 519, Lot 1.

The Department of Planning and Zoning hereby determines that you have demonstrated to its satisfaction that strict enforcement of Section 16.155(a)(1)(i) would result in an unreasonable hardship or practical difficulty. This determination is made with consideration of your alternative compliance application and the one (1) item you were required to address, pursuant to Section 16.104(a)(1):

Unreasonable hardship or practical difficulties may result from strict compliance with the regulations:

The proposed grading is a temporary condition to prepare the site for the ultimate road improvement that will be constructed with a future Final Road Construction plan currently under design. The road is an important component of the Downtown road network. It would be an unreasonable hardship to require a site development plan for an interim sediment control and grading operation. Full compliance with the regulations and the expenditure of the design team's resources would not improve the final design or construction of the project and would take away valuable resources from the implementation of the project design and construction. Approval would allow the SWMD to repair the existing erosion quickly and efficiently, while still meeting the intent of the regulations. Creating an SDP for this project would also lengthen the schedule for this project and would require unnecessary review by County staff with little to no added benefit to the design or construction of the final project. The drawings submitted with this alternative compliance satisfy the same information that would be included on an SDP. Approval of the alternative compliance promotes efficiency of the plan review process. Granting this request allows the development to stockpile soil needed for the ultimate roadway from an adjacent construction project. Ultimate improvements, including the final grading and road design, will be provided on a forthcoming Final Plan.

Approval of this Alternative Compliance is subject to the following conditions:

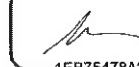
1. Approval is limited to grading on Parcel N and Open Space Lot 1 owned by the Howard Hughes Corporation, as shown on the revised exhibit submitted to the County on February 17, 2021.
2. Please submit a mylar copy of the alternative compliance exhibit for the Grading Plan to the Department of Planning and Zoning, Division of Land Development. Include a signature block for the DLD and DED Division Chiefs to the exhibit.
3. Please show the floodplain line, streams, wetlands and their buffers on the exhibit, and include the reference to the approval of the necessary disturbance for roadwork in the Crescent Neighborhood in January 2017.
4. All necessary MDE permits and Army Corp permits must be obtained for the work area.
5. Any areas of CEPPA required environmental restoration as shown on SDP-13-026 that are disturbed as part of the grading must be replaced.

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 subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact Jill Manion at (410) 313-2350 or email at jmanion@howardcountymd.gov.

Sincerely,

DocuSigned by:



1EB75478A22B4BA...

Anthony Cataldo, AICP, Chief
Division of Land Development

AC/jam

cc: Research
DED
DLD - Julia Sauer
Real Estate Services
Doug Vande Ryt, GLW



DPZ Office Use only:
File No.
Date Filed

ALTERNATIVE COMPLIANCE APPLICATION

Site Description: Placing fill material for the construction of a road included in Master Plan.

Subdivision Name/Property Identification: Downtown Columbia - Crescent Neighborhood - Parcel N-1 & p/o O.S. 1

Location of property: Parcel N-1 and Open Space Lot 1 are located in the south east quadrant of the intersection of Merriweather Drive and Symphony Woods Road.

Existing Use: Non-Buildable Bulk Parcel **Proposed Use:** Non-Buildable Bulk Parcel

Tax Map: 36 **Grid:** 1 **Parcel No:** N-1 **Election District:** Fifth

Zoning District: NT **Total site area:** 3.1 acres (area of Limit of Disturbance)

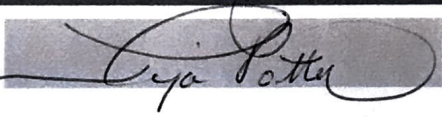
Please list all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.). If no previous plans have been submitted, please provide a brief history of the site and related information to the request:

GP 18-072, SDP 10-060, and F 16-107. Granting this Alternative Compliance will allow for the submission of a Grading Plan for the purpose of placing fill for the roadway shown on SDP 10-060 which is currently under review by Howard County and SHA.

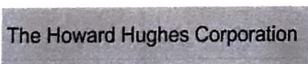
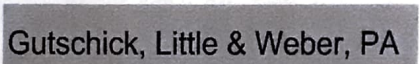
In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which an alternative compliance is being requested and provide a brief summary of the request. Please use the additional page if needed.

Section Reference No.	Brief Summary of Request
16.155.0.a.1.(i)	A site development plan, approved by the Department of Planning and Zoning, is required for new or expanded no-residential development, including commercial, industrial, institutional and utility development, plus public buildings, schools and other public facilities, but excluding road, water, sewer or drainage improvements and development associated with a use permit approved by the Department in accordance with Section 1280 of the Zoning Regulations. Additional information and justification has been provided as part of the Alternative Compliance Application submission.


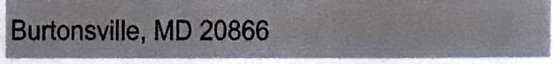
Section Reference No.	Brief Summary of Request

Signature of Property Owner:  **Date:** *January 19, 2021*

Signature of Petitioner Preparer:  **Date:** 

Name of Property Owner:  **Name of Petition Preparer:** 

Address: 10960 Grantchester Way, Suite 110 **Address:** 3909 National Drive, Suite 250

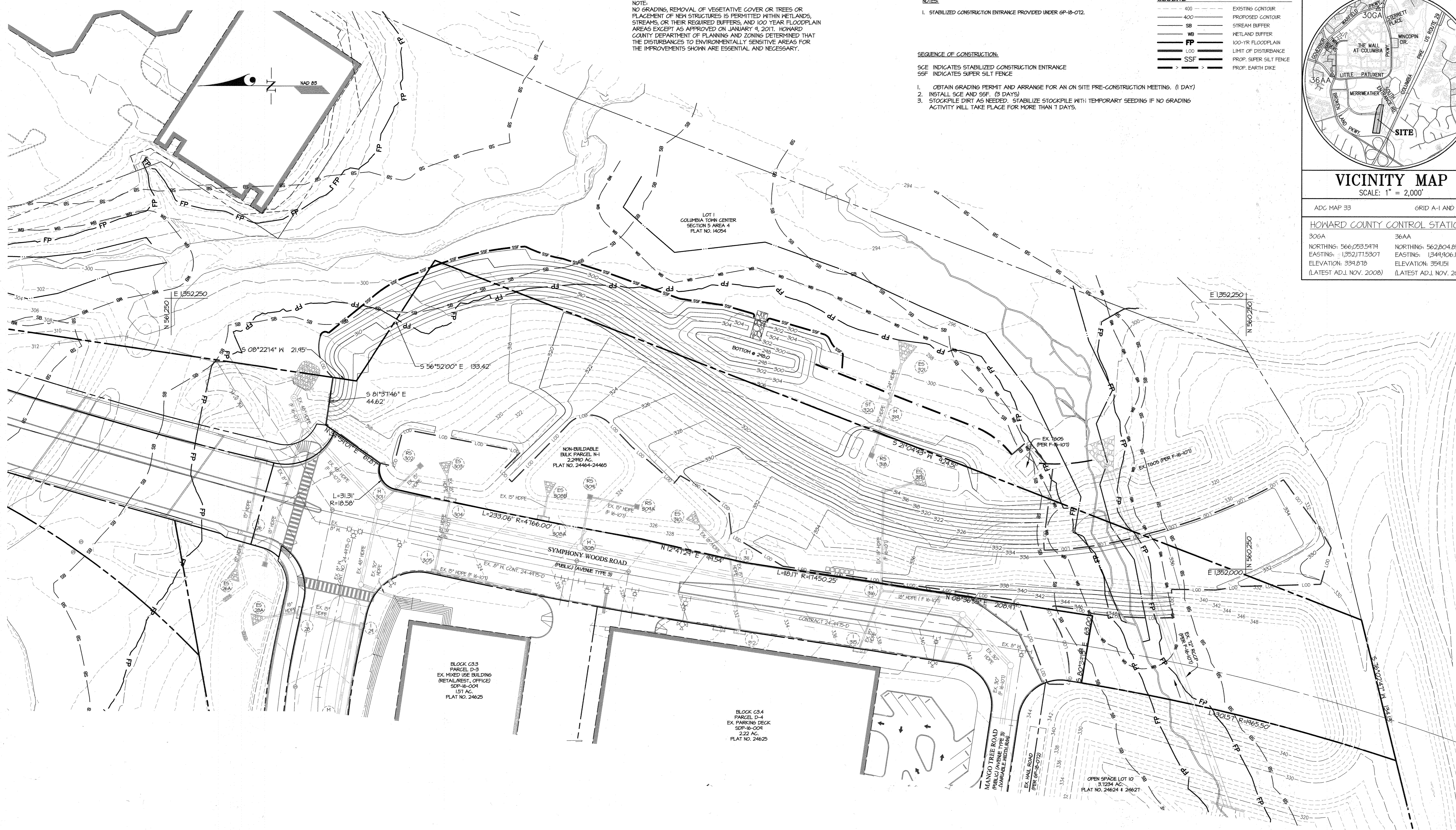
City, State, Zip:  **City, State, Zip:** 

E-Mail:  **E-Mail:** 

Phone No.:  **Phone No.:** 

Contact Person:  **Contact Person:** 

Owner's Authorization Attached



NOTE:
NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES OR PLACEMENT OF NEW STRUCTURES IS PERMITTED WITHIN WETLANDS, STREAMS, OR THEIR REQUIRED BUFFERS, AND 100 YEAR FLOODPLAIN AREAS EXCEPT AS APPROVED ON JANUARY 4, 2011. HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING DETERMINED THAT THE DISTURBANCES TO ENVIRONMENTALLY SENSITIVE AREAS FOR THE IMPROVEMENTS SHOWN ARE ESSENTIAL AND NECESSARY.

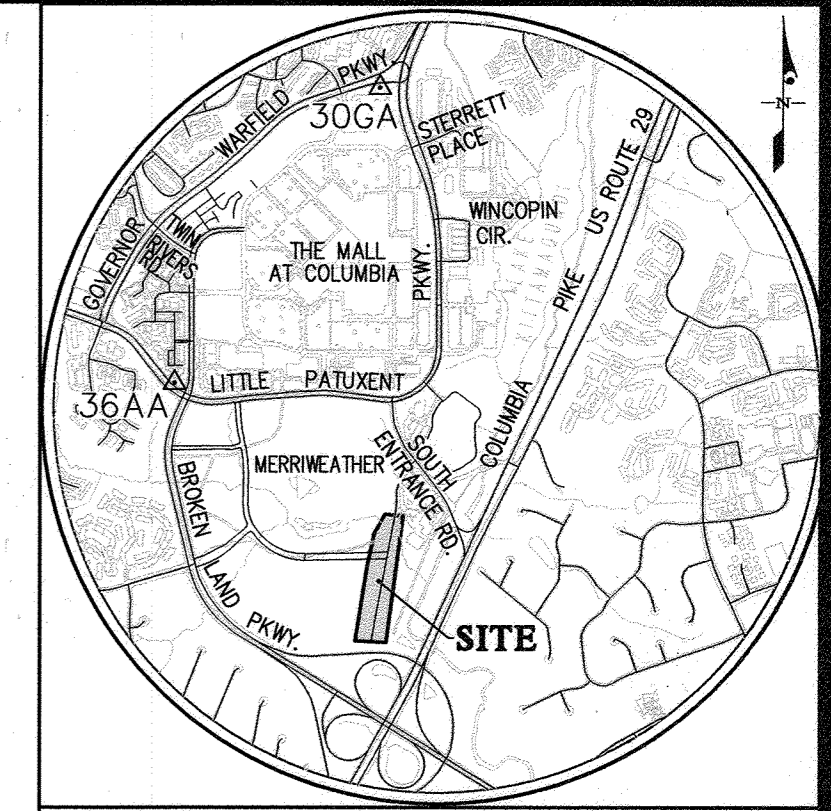
NOTES:
1. STABILIZED CONSTRUCTION ENTRANCE PROVIDED UNDER 6P-18-012.

SEQUENCE OF CONSTRUCTION:
SCE INDICATES STABILIZED CONSTRUCTION ENTRANCE
SSF INDICATES SUPER SILT FENCE

- OBTAIN GRADING PERMIT AND ARRANGE FOR AN ON SITE PRE-CONSTRUCTION MEETING. (1 DAY)
- INSTALL SCE AND SSF. (3 DAYS)
- STOCKPILE DIRT AS NEEDED. STABILIZE STOCKPILE WITH TEMPORARY SEEDINGS IF NO GRADING ACTIVITY WILL TAKE PLACE FOR MORE THAN 1 DAYS.

LEGEND

---	400	EXISTING CONTOUR
---	400	PROPOSED CONTOUR
---	SB	STREAM BUFFER
---	WB	WETLAND BUFFER
---	FP	100-YR FLOODPLAIN
---	LOD	LIMIT OF DISTURBANCE
---	SSF	PROP. SUPER SILT FENCE
---	---	PROP. EARTH DIKE



VICINITY MAP
SCALE: 1" = 2,000'

ADC MAP 33 GRID A-1 AND A-2

HOWARD COUNTY CONTROL STATIONS

306A	36AA
NORTHING: 566,053.5474	NORTHING: 562,804.8537
EASTING: 1,352,177.5307	EASTING: 1,344,906.1101
ELEVATION: 339.878	ELEVATION: 359.151
(LATEST ADJ. NOV. 2008)	(LATEST ADJ. NOV. 2008)

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING

Chief, Division of Land Development *[Signature]* Date: 1/12/21

Chief, Development Engineering Division *[Signature]* Date: 3.31.21

GLW
PLANNING | ENGINEERING | SURVEYING

3909 NATIONAL DRIVE | SUITE 250 | BURTONSVILLE, MD 20886 | GLWPA.COM
PHONE: 301-421-4024 | BAL: 410-880-1820 | DC&VA: 301-988-2524 | FAX: 301-421-4186

DESIGNED BY	DATE	REVISION	BY	APP'R.
DEV				
AWL				
CHECKED BY				
DEV				

DESIGNED BY	DATE	REVISION	BY	APP'R.
DEV				
AWL				
CHECKED BY				
DEV				

PREPARED FOR:
THE HOWARD HUGHES CORPORATION
10960 GRANTCHESTER WAY
SUITE 110
COLUMBIA, MARYLAND 21044
ATTN: BILL ROWE
410-964-4987

PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS 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. 12975
EXPIRATION DATE: MAY 26, 2022

[Signature]
4/23/21



ALTERNATIVE COMPLIANCE EXHIBIT

**DOWNTOWN COLUMBIA
CRESCENT NEIGHBORHOOD
PARCEL N-1**

ELECTION DISTRICT No. 5

HOWARD COUNTY, MARYLAND

SCALE	ZONING	G. L. W. FILE No.
1"=40'	NT	11071
DATE	TAX MAP - GRID	SHEET
JAN., 2021	36 - 01	1 OF 1

L:\CADD\DRAWINGS\1071\PLANS BY GLW\GP (Log Handle)\NEW\1071-GR-01 (JUG HANDLE)-MODIFIED CA GRADING.dwg
PLOTTED: 2/23/2021 3:57 PM; LAST SAVED: 2/23/2021 3:24 PM; PLOTTED BY: Doug Wornat BK