



# 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

March 16, 2023

**Mr. Brian Cleary**

Howard County Department of Public Works  
Storm Water Management Division  
9801 Broken Land Parkway  
Columbia, MD 21046

RE: **WP-23-058 Autumn Harvest Stream Restoration,  
Capital Project D-1158 EP-20-005**

Dear Mr. Cleary:

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.

The Division of Land Development recommends **NO ACTION** for alternative compliance of **Section 16.115(c)(2)** of the Subdivision and Land Development Regulations. The Regulations allow DPZ, upon the advice of the Department of Inspections, Licenses and Permits, the Department of Public Works, the Department of Recreation and Parks, the Soil Conservation District, or the Maryland Department of the Environment, to permit clearing, excavating, filling, altering drainage, or impervious paving to occur on land located in a floodplain. Any proposed construction of a structure located within a floodplain shall be subject to the requirements of the Howard County Building Code. This request is being sought by the Department of Public Works and DPZ has received advice from the Department of Recreation and Parks and Soil Conservation District, as well as OCS, MDOT, and OOT in support of the request. A separate approval through the alternative compliance process is not necessary.

On March 16, 2023 and pursuant to Section 16.116(d), the Director of the Department of Planning and Zoning and Administrator of the Office of Community Sustainability (the Director of the Department of Public Works recused) considered and **approved** your request for alternative compliance with respect to **Sections 16.116(a)(1) and 16.116(a)(2)** of the Subdivision and Land Development Regulations to provide outfall stabilization and stream restoration along an unnamed tributary of the Red Hill Branch within the Little Patuxent River Watershed. The project begins at the outfall of a culvert under Autumn Harvest and extends 496 feet downstream. The project goals are to stabilize the stream and address ongoing erosion which will reduce ongoing loss of property to lateral erosion, improve stream riparian habitat, provide coverage for sewer line crossing, and generate TMDL and impervious area credits. Please see the attached Final Decision Action Report for more information.

On March 16, 2023 and pursuant to Section 16.1216, the Director of the Department of Planning and Zoning, Director of the Recreation and Parks and Administrator of the Office of Community Sustainability considered and **approved** your request for a variance with respect to **Sections 16.1201(v) and 16.1205(a)(3)** of the Subdivision and Land Development Regulations to remove four of the five specimen trees and mitigate at 2:1 with planting of 8 native trees

with a DBH of 3" in addition to the plantings associated with stabilizing and restoring the disturbed areas. Please see the attached Final Decision Action Report for more information.

On March 14, 2023, 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)(ii)** of the Subdivision and Land Development Regulations to permit the alternative compliance plan exhibit to serve as a substitute site development plan.

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

**1. Unreasonable hardship or practical difficulties may result from strict compliance with the regulations.**

The primary purpose of the project is maintenance to provide outfall stabilization and to repair the stream channel to prevent further erosion. Due to the potential for property loss and the severity of the erosion, the project needs to be completed expeditiously. Swift completion of the project will protect adjacent residential properties and public infrastructure and decrease sediment and nutrient loading in downstream properties. Requiring a Site Development Plan for the project would result in an unreasonable hardship since the alternative compliance plan exhibit contains all necessary information for permitting and construction. The project is also subject to additional review by federal, state and local agencies. Approval of the alternative compliance promotes efficiency of the plan review process as the alternative compliance drawings include all relevant information needed for this project's stream restoration and wetland creation.

Approval of Alternative Compliance to Section 16.155(a)(1)(ii) is subject to the following conditions:

1. The alternative compliance plan exhibit shall serve as the substitute for a site development plan for development. No disturbance is permitted beyond the 0.8-acre limit of disturbance as shown on the alternative compliance exhibit titled Forest Conservation Plan and Alternative Compliance Application WP-23-058 Plan Exhibit and dated February 14, 2023, unless it can be sufficiently demonstrated by the applicant to be justified.
2. The applicant shall comply with all grading permit requirements from the Department of Inspections, Licenses & Permits and Howard Soil Conservation District.

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 Donna Despres at (410) 313-3429 or email at [ddepres@howardcountymd.gov](mailto:ddepres@howardcountymd.gov).

Sincerely,

DocuSigned by:  


1EB75478A22B49A...  
Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/DD

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Anne Gilbert- DNR [anne.gilbert@maryland.gov](mailto:anne.gilbert@maryland.gov)  
Straughanenvironmental.com (Lauren Wirth, [LWirth@straughanenvironmental.com](mailto:LWirth@straughanenvironmental.com))



# 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

## ALTERNATIVE COMPLIANCE FINAL DECISION ACTION REPORT

DEPARTMENT OF PLANNING AND ZONING  
DEPARTMENT OF PUBLIC WORKS  
DEPARTMENT OF RECREATION AND PARKS  
OFFICE OF COMMUNITY SUSTAINABILITY

**RE:** **WP-23-058 Autumn Harvest Stream Restoration, Capital Project D-1158 EP-20-005**  
*Request for an alternative compliance to **Sections 16.116(a)(1) and 16.116(a)(2), 16.1201(v) and 16.1205(a)(3)** of the Subdivision and Land Development Regulations.*

**Applicant:** **Mr. Brian Cleary**  
Howard County Department of Public Works  
Storm Water Management Division  
9801 Broken Land Parkway  
Columbia, MD 21046

Pursuant to Section 16.116(d), the Director of the Department of Planning Zoning and the Administrator of the Office of Community Sustainability considered and **approved** the applicants request for an alternative compliance with respect to **Sections 16.116(a)(1) and 16.116(a)(2)** of the Subdivision and Land Development Regulations. The purpose is to provide outfall stabilization and stream restoration along an unnamed tributary of the Red Hill Branch within the Little Patuxent River Watershed. The project begins at the outfall of a culvert under Autumn Harvest and extends 496 feet downstream. The project goals are to stabilize the stream and address ongoing erosion which will reduce ongoing loss of property to lateral erosion, improve stream riparian habitat, provide coverage for sewer line crossing, and generate TMDL and impervious area credits. The Directors deliberated the application in a meeting on March 16, 2023.

Each Department hereby determines that the applicant has demonstrated to its satisfaction that strict enforcement of the above-cited regulation would result in unreasonable hardship or practical difficulty. This determination is made with consideration of the alternative compliance application and the seven (7) items the applicant was required to address, pursuant to Section 16.104(a)(1) and Section 16.116(d):

**1. Strict conformance with the requirements will deprive the applicant of rights commonly enjoyed by others in similar areas;**

The primary purpose of the project is maintenance to provide outfall stabilization and to repair the stream channel to prevent further erosion. Strict conformance with the requirements would result in further erosion that may result in property loss for adjacent residential properties and risk damage to existing sewer lines. It would also inhibit Howard County DPW's ability to decrease sediment and nutrient loading in downstream properties. Additionally, strict conformance with the requirements would not allow the County to protect both private and public property from further damage.

**2. Uniqueness of the property or topographical conditions would result in practical difficulty; other than economic, or unreasonable hardship from strict adherence to the regulations;**

The stream is located within a confined stream valley and bordered by residential properties. Restoring the degraded outfall and stream would reduce or eliminate lateral erosion and protect adjacent residential properties and reduce sedimentation into the Little Patuxent River. In order to repair the current condition, impacts within the stream and stream buffer are required. Upon completion of the work, all impacted areas will be restored to a more stable condition.

**3. The Variance will not confer to the applicant a special privilege that would be denied to other applicants and;**  
No buildings or impervious area is proposed. Approval will protect the existing sewer lines. Restoration of a degraded stream channel to protect public infrastructure and private property would not be considered a special privilege.

**4. The modification is not detrimental to the public health; safety or welfare, or injurious to other properties.**  
The proposed project goals are to improve the existing outfall and eroded channel and prevent property loss of adjacent properties. The proposal will protect existing sewer lines, provide additional cover and a safe crossing. The modification is not detrimental to the public health, safety, or welfare or injurious to other properties.

**5. Disturbance is returned to its natural condition to the greatest extent possible:**  
Impacts to 496 linear feet of a perennial stream associated with stream restoration are anticipated. Anticipated wetland impacts are 34 square feet of permanent impacts and 46 square feet of temporary impacts. Buffer impacts include 156 square feet of permanent wetland buffer impacts and 126 square feet of temporary wetland buffer impacts. The intent of the project is to stabilize the stream and improve stream and riparian habitat. The site will be seeded with native seed mixes and planted with a variety of native trees. The current understory has limited diversity, composed of predominantly red maple and boxelder with a few shrub species such as spicebush. The landscape plan proposes a more diverse understory with serviceberry, redbud, holly, sassafras and shrub species including spicebush. The existing herbaceous layer will also be improved replacing the current invasives such as Japanese stilt grass and multiflora rose with wet meadow and upland meadow native seed mixes.

**6. Mitigation is provided to minimize adverse impacts to water quality and fish, wildlife, and vegetative habitat; and**

The project is also reviewed by the Howard Soil Conservation District (EP-20-005), MDE and the USACE (joint application AI# 129676). These agencies consider natural resources and best management practices for project implementation. These includes use of required sediment and erosion control methods and devices, timing of activities outside stream closure periods, and monitoring post construction. The project is self-mitigating as the repair will improve water quality, reduce runoff and create additional wetlands. Water quality will be improved by increasing the plant diversity tailored to the environmental conditions. Temporary seeding will include ryegrass and millet for stabilization.

**7. Grading, removal of vegetative cover and trees, or construction shall only be the minimum necessary to afford relief and to the extent required to accommodate the necessary improvements. In these cases, the least damaging designs shall be required, such as bridges, bottomless culverts or retaining walls, as well as environmental remediation, including the planting of the areas where grading or removal of vegetative cover or trees has taken place, utilizing best practices for ecological restoration and water quality enhancement projects.**

The project is undergoing County erosion and sediment control review and MDE review. All necessary measures were taken to reduce or eliminate impacts to the wetland, buffer, stream and floodplain by minimizing the size of the LOD to the area necessary for construction. The proposed design and associated impacts are the minimum necessary to achieve the project goals. The project is also reviewed by the Howard Soil Conservation

District (EP-20-005), MDE and the USACE (joint application AI# 129676). These agencies consider natural resources and best management practices for project implementation.

**Directors Action:** Approval of alternative compliance of Section 16.116(a)(1) and (a)(2) is subject to the following conditions:

1. All disturbed areas within the stream, stream buffer and 100-year floodplain shall be stabilized and seeded or planted with native vegetation after construction is complete, in accordance with the alternative compliance plan exhibit.
2. The applicant shall obtain all required authorizations and permits from the Maryland Department of the Environment and the U.S. Army Corps of Engineers for disturbances within the stream and floodplain. Provide approval letters from MDE and/or USACE with the grading permit application.

DocuSigned by:

*Amy Gowan*

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Amy Gowan, Director

Department of Planning and Zoning

*(Recused)*

John Seefried, Acting Director  
Department of Public Works

DocuSigned by:

*Joshua Feldmark*

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Joshua Feldmark, Administrator  
Office of Community Sustainability

Pursuant to Section 16.1216, the Director of the Department of Planning Zoning, Director of the Department of Recreation and Parks and the Administrator of the Office of Community Sustainability considered and **approved** the applicants request for a variance with respect to **Sections 16.1201(v) and 16.1205(a)(3)** of the Forest Conservation Regulations. The purpose is to remove four of the five specimen trees and mitigate at 2:1 with planting of 8 native trees with a DBH of 3" in addition to the plantings associated with stabilizing and restoring the disturbed areas. The Directors deliberated the application in a meeting on March 16, 2023.

Each Department hereby determines that the applicant has demonstrated to its satisfaction that strict enforcement of the above-cited regulation would result in an unwarranted hardship. This determination is made with consideration of the alternative compliance application and the six (6) items the applicant was required to address, pursuant to Section 16.1216:

**1. Describe the special conditions peculiar to the property which would cause the unwarranted hardship;**

The application requests to allow the Limit of Disturbance (0.8 acres) to be used as the Net Tract Area for forest

conservation calculations instead of the entirety of the parcels (2.6 acres). A portion of the project is located within the 100-year floodplain (0.2 acres) which would provide net tract area of 0.6 acres. The applicant proposes to pay a fee-in-lieu to satisfy the forest conservation obligation. Requiring the entire parcel to be included as the net tract area would represent an unwarranted hardship for temporary disturbance necessary to improve an eroding stream bank.

At total of five specimen trees were identified in the study area. In order to stabilize the area and repair the eroding stream bank, it is necessary to remove four of the specimen trees. The trees are located adjacent to the stream and must be removed for the project to succeed. Native tree species will be planted in all suitable areas within the project limits after construction is complete. A total of 8 native shade trees with a diameter of 3"+ are proposed to be planted onsite which will serve as mitigation for the removal of the specimen tree.

**2. Describe how enforcement of the regulations would deprive the landowner of rights commonly enjoyed by others in similar areas;**

Strict compliance with the regulations would deprive HCDPW of restoration opportunities that would benefit the residents of Howard County, and which are commonly enjoyed by others in similar areas. Permitting the LOD to be used as the Net Track Area allows the forest conservation regulations to be applied to the portions of property that are physically impacted by this work. Similar projects to repair existing conditions have used the LOD as the net tract area when impacts are temporary, necessary and the work returns the project area to an improved natural condition. Approval does not confer special privileges that other similar projects enjoy. The specimen tree impacted needs to be removed to stabilize the stream bank. Other landowners are permitted to remove trees that are hazardous or would become hazardous when the CRZ is compromised by construction activities.

**3. Verify that the granting of a variance will not adversely affect water quality;**

The project is self-mitigating as the repair will improve water quality by eliminating a source of excess sediment and nutrients that are entering the waterway now. Stream habitat is improved by the planting of additional trees.

**4. Verify that the granting of a variance will not confer on the applicant a special privilege that would be denied to other applicants;**

Approval of the request will not grant the applicant a special privilege since the capital project is designed to provide outfall and stream stabilization, and decrease sediment and nutrients loading downstream in the Little Patuxent River Watershed in order to protect public infrastructure and private property.

**5. Verify that the variance request is not based on conditions or circumstances which are the result of actions by the applicant;**

The request is not based on conditions or circumstances which are results of actions by the applicant.

**6. Verify that the condition did not arise from a condition relating to land or building use, either permitted or nonconforming on a neighboring property; and**

There is no evidence that the conditions arose from a condition relating to land or building use, either permitted or nonconforming on a neighboring property.

**Directors Action:** Approval of alternative compliance of Sections 16.1201(v) and 16.1205(a)(3) is subject to the following conditions:

1. Once the proposed project is complete, the Limit of Disturbance shall be stabilized, seeded and planted in accordance with the alternative compliance plan exhibit.

2. Only the four Specimen Trees (SP-2, SP-3, SP-4, and SP-5) are to be removed and shall be mitigated with the plating of 8 native trees with a DBH of 3" as shown on the plan exhibit.
3. A fee-in-lieu payment of \$38,115.00 shall be paid to satisfy the 0.7 AC afforestation obligation. The payment shall be made through the transfer of funds to SAP Account 2060000000-3000-3000000000-PWPZ000000000000-432521. A copy of the transfer receipt shall be submitted to DPZ- Division of Land Development once completed. Please note, the applicant shall be responsible for any modifications to the FIL rate should it increase at the time of payment.
4. The applicant shall obtain all required authorizations and permits from the Maryland Department of the Environment and U.S. Army Corps of Engineers for disturbances within the floodplain, wetlands, streams and their buffers. Reference the applicable MDE or USACOE permits or tracking numbers on the alternative compliance plan exhibit and any County permits.

DocuSigned by:

*Amy Gowan*

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Amy Gowan, Director  
Department of Planning and Zoning

DocuSigned by:

*Raul Delerme*

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Raul Delerme, Director  
Department of Recreation and Parks

DocuSigned by:

*Joshua Feldmark*

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Joshua Feldmark, Administrator  
Office of Community Sustainability

cc: Research  
OCS, Joshua Feldmark  
DRP, Raul Delerme  
DPW, John Seefried



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 9, 2023

Mr. Brian Cleary  
Howard County Department of Public Works  
Storm Water Management Division  
9801 Broken Land Parkway  
Columbia, MD 21046

RE: WP-23-058 Autumn Harvest Stream Restoration, CP D-1158  
Revised Exhibit and Justification Requested

Dear Mr. Cleary:

This letter is to inform you that your request for alternative compliance to the Howard County Subdivision and Land Development Regulations for the subject property was reviewed and no action can be taken until the enclosed comments have been addressed, and revised exhibits and justification is provided.

Copies of the exhibit/plan and the supplemental information and a response letter to the comments for each agency should be submitted to this Division for distribution in the following manner:

Agency: DLD	#Copies: 1
Agency: HCSCD	#Copies: 1

The requested information and revised plans must be submitted within **45 days** of the date of this letter (**on or before February 23, 2023\***), or this Division will recommend that the Planning Director or Director Committee deny this alternative compliance petition.

Once the requested information has been received and reviewed, this office will coordinate agency comments and will prepare a recommendation for the Director's action. If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plans and information. Compliance with all items indicated above is required before the revised plans and information will be accepted.

**In accordance with adopted Council Bill 51-2016, effective 10/05/16, if the deadline date is a Saturday, Sunday or holiday or if the County offices are not open, the deadline shall be extended to the end of the next open County office business day.**

Submissions can be mailed to Howard County Planning and Zoning, 3430 Court House Drive, Ellicott City, MD 20143 or dropped in the bin labeled 'DLD' at the Department of Planning and Zoning Public Service Counter located on the first floor of the George Howard Building. Submission materials can also be emailed to [planning@howardcountymd.gov](mailto:planning@howardcountymd.gov) for processing. **Please include a copy of this letter as it will serve as the checklist for the original submission.**

If you have any questions, please contact Donna Despres at (410) 313-3429 or email at [ddepres@howardcountymd.gov](mailto:ddepres@howardcountymd.gov).

Sincerely, DocuSigned by:

1EB75478A22B49A...  
Anthony Cataldo, AICP, Chief  
Division of Land Development

AC/DD

Attachments: (2), comment DLD, HCSCD

cc: Research  
DLD - Julia Sauer  
Real Estate Services  
Straughan Environmental



**Howard County Maryland**  
**Department of Planning and Zoning**  
 3430 Courthouse Drive, Ellicott City, MD 21043

(410) 313-2350

<b>DPZ Office Use only:</b> File No. Date Filed
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**ALTERNATIVE COMPLIANCE APPLICATION**

**Site Description:**

**Subdivision Name/Property Identification:**

**Location of property:**

**Existing Use:**

**Proposed Use:**

**Tax Map:**

**Grid:**

**Parcel No:**

**Election District:**

**Zoning District:**

**Total site area:**

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:

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

Section Reference No.	Brief Summary of Request

**Signature of Property Owner:**

**Date:**

**Signature of Petitioner Preparer:**

**Date:**

**Name of Property Owner:**

**Name of Petition Preparer:**

**Address:**

**Address:**

**City, State, Zip:**

**City, State, Zip:**

**E-Mail:**

**E-Mail:**

**Phone No.:**

**Phone No.:**

**Contact Person:**

**Contact Person:**

**Owner's Authorization Attached**

Section Reference No.	Brief Summary of Request

# HOWARD COUNTY

Capital Project #D-1158

## Autumn Harvest Stream Restoration

### FOREST CONSERVATION PLAN

THE JOINT VENTURE OF STANTEC CONSULTING SERVICES INC. AND STRAUGHAN ENVIRONMENTAL IS UNDERTAKING A COMBINED OUTFALL STABILIZATION AND STREAM RESTORATION PROJECT ALONG AN UNNAMED TRIBUTARY OF RED HILL BRANCH (LOCATED WITHIN THE LITTLE PATUXENT RIVER WATERSHED). THE PROPOSED STABILIZATION AND RESTORATION BEGINS AT THE OUTFALL OF THE CULVERT UNDER AUTUMN HARVEST AND EXTENDS 496 FEET DOWNSTREAM. THE PROJECT GOALS ARE TO STABILIZE THE STREAM AND ADDRESS ONGOING EROSION WHICH WILL REDUCE ONGOING LOSS OF PROPERTY TO LATERAL EROSION, IMPROVE STREAM AND RIPARIAN HABITAT, PROVIDE COVERAGE FOR A SEWER LINE CROSSING, AND GENERATE TMDL AND IMPERVIOUS AREA CREDITS.

A FOREST STAND DELINEATION AND SPECIMEN TREE SURVEY WAS PERFORMED TO HELP DETERMINE POTENTIAL IMPACTS TO FOREST RESOURCES. A GOAL OF THIS PROJECT IS TO AVOID TREE REMOVAL TO THE GREATEST EXTENT POSSIBLE, HOWEVER CLEARING IS REQUIRED TO PERFORM THE NECESSARY STREAM WORK INCLUDING EXCAVATION/GRADING AND INSTALLATION OF STREAM STRUCTURES TO RESTORE THE UNNAMED TRIBUTARY. FOUR SPECIMEN TREES WILL BE REMOVED DUE TO GRADING THAT IS NECESSARY TO COMPLETE THE STREAM WORK.

PROTECTIVE MEASURES ARE PROPOSED TO MINIMIZE IMPACTS TO THE EXISTING RESOURCES. A MULCH ACCESS ROAD IS PROPOSED TO LIMIT GROUND DISTURBANCE AND PROTECT ROOT SYSTEMS. TREE PROTECTION FENCING AND ROOT PRUNING WILL BE USED TO PROTECT IMPACTED SIGNIFICANT TREES. THE PROJECT DESIGN ALSO INCLUDES A LANDSCAPE PLAN TO REESTABLISH RIPARIAN COVER FOLLOWING CONSTRUCTION.

#### FOREST CONSERVATION PLAN (FCP) NOTES

- APPLICANT/OWNER IS: BRIAN CLEARY, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
- THIS PROPOSAL COMPLIES WITH SECTION 16.1200, FOREST CONSERVATION, OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. THIS PROJECT PROPOSES TO SATISFY THE FOREST CONSERVATION OBLIGATION OF 0.7 ACRES OF REFORESTATION WITH A FEE-IN-LIEU PAYMENT OF \$38,115 PRIOR TO FINAL APPROVAL OF WP-23-058.
- WP-23-058 WAS REVIEWED AND APPROVED AS FOLLOWS:  
ON MARCH 14, 2023 THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING, CONSIDERED AND APPROVED THE APPLICANT'S REQUEST FOR ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTION 16.155(A)(1)(II) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PERMIT THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT TO SERVE AS A SUBSTITUTE SITE DEVELOPMENT PLAN.  
ON MARCH 16, 2023, THE DIRECTOR OF THE DEPARTMENT OF PLANNING ZONING AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED THE APPLICANTS REQUEST FOR AN ALTERNATIVE COMPLIANCE WITH RESPECT TO SECTIONS 16.116(A)(1) AND 16.116(A)(2) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO PROVIDE OUTFALL STABILIZATION AND STREAM RESTORATION ALONG AN UNNAMED TRIBUTARY OF THE RED HILL BRANCH. THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS WAS RECUSED FROM REVIEWING THE REQUEST.

ON MARCH 16, 2023 THE DIRECTOR OF THE DEPARTMENT OF PLANNING ZONING, DIRECTOR OF THE DEPARTMENT OF RECREATION AND PARKS AND THE ADMINISTRATOR OF THE OFFICE OF COMMUNITY SUSTAINABILITY CONSIDERED AND APPROVED THE APPLICANTS REQUEST FOR A VARIANCE WITH RESPECT TO SECTIONS 16.1201(V) AND 16.1205(A)(3) OF THE FOREST CONSERVATION REGULATIONS TO REMOVE FOUR OF THE FIVE SPECIMEN TREES AND MITIGATE AT 2:1 WITH PLANTING OF 8 NATIVE TREES WITH A DBH OF 3"

**CONDITIONS FOR APPROVAL OF SECTION 16.155(A)(1)(II):**  
a. THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT SHALL SERVE AS THE SUBSTITUTE FOR A SITE DEVELOPMENT PLAN FOR DEVELOPMENT. NO DISTURBANCE IS PERMITTED BEYOND THE 0.8-ACRE LIMIT OF DISTURBANCE AS SHOWN ON THE ALTERNATIVE COMPLIANCE EXHIBIT TITLED FOREST CONSERVATION PLAN AND ALTERNATIVE COMPLIANCE APPLICATION WP-23-058 PLAN EXHIBIT AND DATED MARCH 14, 2023, UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED.

b. THE APPLICANT SHALL COMPLY WITH ALL GRADING PERMIT REQUIREMENTS FROM THE DEPARTMENT OF INSPECTIONS, LICENSES & PERMITS AND HOWARD SOIL CONSERVATION DISTRICT.

**CONDITIONS FOR APPROVAL OF SECTION 16.116(A)(1) AND (A)(2):**  
a. ALL DISTURBED AREAS WITHIN THE STREAM, STREAM BUFFER AND 100-YEAR FLOODPLAIN SHALL BE STABILIZED AND SEEDED OR PLANTED WITH NATIVE VEGETATION AFTER CONSTRUCTION IS COMPLETE, IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT.

b. THE APPLICANT SHALL OBTAIN ALL REQUIRED AUTHORIZATIONS AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE U.S. ARMY CORPS OF ENGINEERS FOR DISTURBANCES WITHIN THE STREAM AND FLOODPLAIN. PROVIDE APPROVAL LETTERS FROM MDE AND/OR USACE WITH THE GRADING PERMIT APPLICATION.

**CONDITIONS FOR APPROVAL OF SECTIONS 16.1201(V) AND 16.1205(A)(3):**  
a. ONCE THE PROPOSED PROJECT IS COMPLETE, THE LIMIT OF DISTURBANCE SHALL BE STABILIZED, SEEDED AND PLANTED IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT.

b. ONLY THE FOUR SPECIMEN TREES (SP-2, SP-3, SP-4, AND SP-5) ARE TO BE REMOVED AND SHALL BE MITIGATED WITH THE PLANTING OF 8 NATIVE TREES WITH A DBH OF 3" AS SHOWN ON THE PLAN EXHIBIT.

c. A FEE-IN-LIEU PAYMENT OF \$38,115.00 SHALL BE PAID TO SATISFY THE 0.7 AC AFFORESTATION OBLIGATION. THE PAYMENT SHALL BE MADE THROUGH THE TRANSFER OF FUNDS TO SAP ACCOUNT 2060000000-3000-3000000000-PWP200000000000-432521. A COPY OF THE TRANSFER RECEIPT SHALL BE SUBMITTED TO DPZ-DIVISION OF LAND DEVELOPMENT ONCE COMPLETED. PLEASE NOTE, THE APPLICANT SHALL BE RESPONSIBLE FOR ANY MODIFICATIONS TO THE FIL RATE SHOULD IT INCREASE AT THE TIME OF PAYMENT.

d. THE APPLICANT SHALL OBTAIN ALL REQUIRED AUTHORIZATIONS AND PERMITS FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND U.S. ARMY CORPS OF ENGINEERS FOR DISTURBANCES WITHIN THE FLOODPLAIN, WETLANDS, STREAMS AND THEIR BUFFERS. REFERENCE THE APPLICABLE MDE OR USACE PERMITS OR TRACKING NUMBERS ON THE ALTERNATIVE COMPLIANCE PLAN EXHIBIT AND ANY COUNTY PERMITS.

- THE TOTAL TRACT AREA IS 0.76 ACRES. TOTAL TRACT AREA IS DEFINED AS THE LOD OF THE PROJECT.
- THIS NRI/FSD WAS PREPARED FOR THE OUTFALL STABILIZATION AND STREAM RESTORATION OF AN UNNAMED TRIBUTARY TO RED HILL BRANCH.
- THE TOTAL TRACT AREA IS PRIMARILY LOCATED ON HOWARD COUNTY DEPARTMENT OF PARKS AND RECREATION PROPERTY AND PUBLIC WORKS PROPERTY.
- THE TOTAL TRACT AREA IS WITHIN THE LITTLE PATUXENT RIVER WATERSHED, DNR 12-DIGIT 021311050956.
- LOD DOES NOT INTERSECT THE GREEN INFRASTRUCTURE NETWORK.
- THE STREAM IS DESIGNATED AS MD USE CLASS IV-P: IN-STREAM WORK SHALL NOT BE CONDUCTED DURING THE PERIOD MARCH 1 THROUGH MAY 31, INCLUSIVE, DURING ANY YEAR.
- THE TOTAL TRACT AREA IS NOT LOCATED WITHIN A SENSITIVE SPECIES REVIEW AREA.
- THE APPROVED COUNTY 100-YR FLOODPLAIN BOUNDARY IS SHOWN ON THE NRI/FSD PLAN.
- THE TOTAL TRACT AREA IS PARTIALLY WITHIN THE ZONE X FLOOD ZONE ON MAP PANEL 24027C0160D (500-YR FLOODPLAIN).
- THE W.U.S. AND WETLAND BOUNDARIES WERE DELINEATED BY STRAUGHAN ON APRIL 9, 2019.
- IN MAY 2019, MD DNR REPORTED THERE ARE NO OFFICIAL STATE OR FEDERAL RECORDS FOR LISTED PLANT OR ANIMAL SPECIES WITHIN THE PROJECT AREA. NO LISTED SPECIES WERE OBSERVED ON THE SITE.
- IN A RESPONSE DATED 5/6/19, MARYLAND HISTORICAL TRUST FOUND THAT THE LOD WILL HAVE NO ADVERSE EFFECT ON HISTORIC PROPERTIES.
- THERE ARE NO NATIONAL, STATE, OR COUNTY CHAMPION TREES ON THE TOTAL TRACT.
- THERE ARE NO TREES THAT ARE AT LEAST 75% OF THE CURRENT STATE CHAMPION.
- TREES WERE MEASURED USING A FORESTRY DIAMETER TAPE.
- NRI/FSD FIELD WORK AND TREE SURVEY WAS CONDUCTED BY STRAUGHAN ON JULY 27, 2022.
- PLANTING PLANS ARE INDICATED ON THE ATTACHED LANDSCAPE PLAN SHEETS (LD-01 TO LD-03). REMOVAL OF ALL SPECIMEN TREES WILL BE MITIGATED THROUGH PLANTING TWO (2) 3" CALIPER TREES PER REMOVED SPECIMEN TREE. REMOVAL OF FOREST WILL BE SATISFIED VIA FEE-IN-LIEU.
- THERE ARE NO FOREST CONSERVATION EASEMENTS (FCE) IN THE TOTAL TRACT AREA.
- THE FOLLOWING ENVIRONMENTALLY SENSITIVE AREAS ARE LOCATED ON THE PROJECT SITE:  
22.1. FLOODPLAIN: 0.21 AC  
22.2. STREAMS: 0.13 AC  
22.3. STREAM BUFFER: 0.61 AC  
22.4. WETLANDS: 0.0 AC  
22.5. WETLAND BUFFER: 0.01 AC  
22.6. STEEP SLOPES: 0.18 AC.

#### FOREST CONSERVATION WORKSHEET FOR: Autumn Harvest Stream Restoration

<b>Net Tract Area</b>		
A. Total (Gross) Tract Area	A =	2.6 *
B. Area within 100-year Floodplain	B =	0.2 **
C. Other Deductions (Identify Affected lot area outside of LOD)	C =	1.8
D. Net Tract Area	D =	0.6

<b>Land Use Category</b>					
Insert the number "1" under the appropriate land use (limit to only one entry)					
Resid. Rural LD	Resid. Rural MD	Resid. Suburban	Inst./Linear	Retail/Ind./Office	Mixed Use/PUD
0	0	0	1	0	0

E. Afforestation Threshold (Net Tract Area x 15%)	E =	0.1
F. Reforestation Threshold (Net Tract Area x 20%)	F =	0.1

<b>Existing Forest Cover</b>	
G. Existing Forest Cover within the Net Tract Area	G = 0.5
H. Area of Forest above Afforestation Threshold	H = 0.4
I. Area of Forest above Reforestation Threshold	I = 0.4

<b>Break Even Point</b>	
J. Break Even Point	J = 0.2
K. Forest Clearing Permitted without Mitigation	K = 0.3

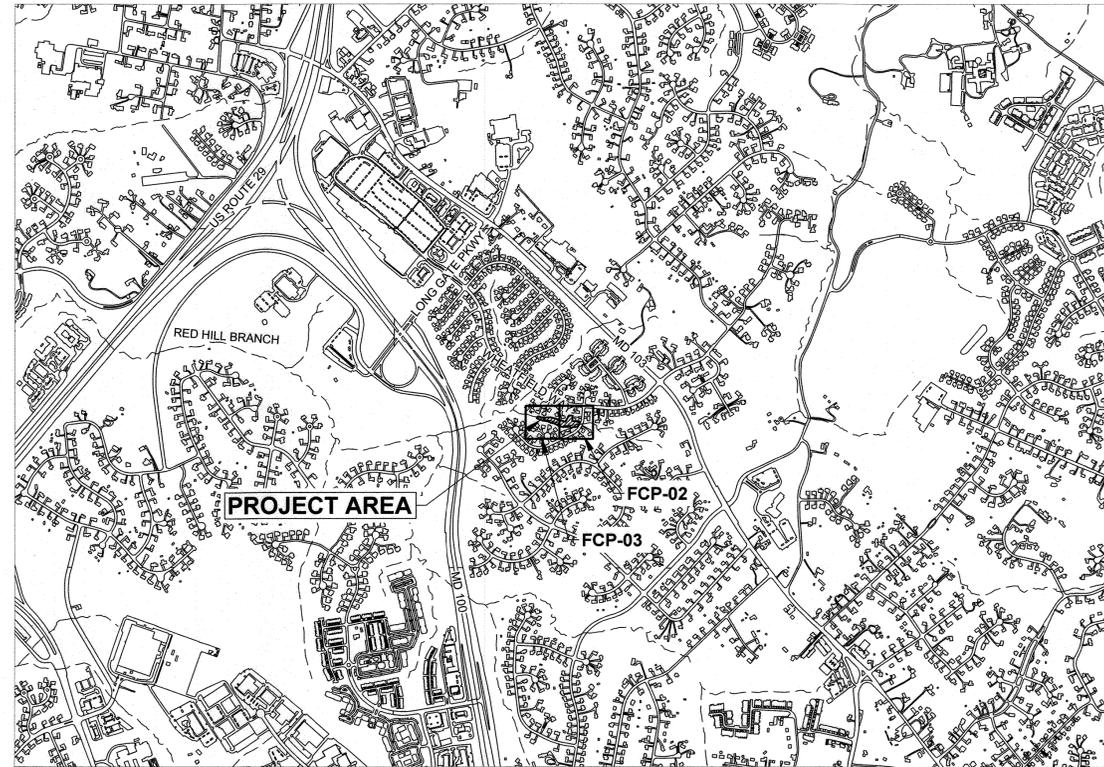
<b>Proposed Forest Clearing</b>	
L. Total Area of Forest to be Cleared	L = 0.6
M. Total Area of Forest to be Retained	M = 0.0

<b>Planting Requirements Inside Watershed</b>	
N. Reforestation for Clearing above the Reforestation Threshold	N = 0.2
P. Reforestation for Clearing below the Reforestation Threshold	P = 0.2
Q. Credit for Retention above the Reforestation Threshold	Q = 0.0
R. Total Reforestation Required	R = 0.4
S. Total Afforestation Required	S = 0.0
T. Total Reforestation and Afforestation Requirement	T = 0.4
U. 75% of Total Obligation (Retention + Planting)	U = 0.3
V. Planting Required Onsite to meet 75% Obligation	V = 0.3

<b>Planting Requirements Outside Watershed</b>	
W. Total Planting within Development Site Watershed	W = 0.0
X. Total Afforestation Required	X = 0.0
Y. Remaining Planting within Watershed for Reforestation Credit	Y = 0.0
Z. Reforestation for Clearing above the Reforestation Threshold	Z = 0.4
AA. Reforestation for Clearing below the Reforestation Threshold	AA = 0.3
BB. Credit for Retention above the Reforestation Threshold	BB = 0.0
CC. Total Reforestation Required	CC = 0.7
DD. Total Afforestation and Reforestation Requirement	DD = 0.7

Date: 16-Jan-23  
\*See 'Affected Property Ownership' table below.  
\*\*Area of floodplain with LOD.

Affected Property Ownership			
Owner	Lot Number	Total Property Area, ac	LOD Impacts on Property, ac
Howard County	328	0.54	0.49
Howard County	59	0.12	0.12
Howard County	60	0.75	0.12
He, Yihua	22	0.25	0.02
Arrington, Bran & Barry, Margaret	23	0.26	0.01
Bowers, Jeffrey & Linda	27	0.18	0.01
Raker, Jason & Katherine	113	0.18	0.01
Chengling, Ren & Zhou, Yin	101	0.18	0.01
Larry Scott Phillips Rev. Trust	327	0.14	0.01
<b>Total</b>		<b>2.6</b>	<b>0.8</b>



HORIZONTAL DATUM: NAD 83 / 91  
VERTICAL DATUM: NAVD 88  
ADC MAP COORDINATES: HOWARD COUNTY MAP 12 COLUMN D, ROW 13  
VICINITY MAP SCALE: 1"=1000'

#### FOREST CONSERVATION PLAN LEGEND

- LOD: LIMITS OF DISTURBANCE
- EXISTING STORMWATER PIPE
- EXISTING STORMWATER MANHOLE
- PROPERTY BOUNDARY
- EXISTING EASEMENT
- EX. EDGE OF PAVEMENT
- EXISTING FENCE
- TREE CANOPY
- TREE > 12" DBH (SURVEYED)
- SIGNIFICANT DECIDUOUS TREE
- SURVEYED SPECIMEN TREE
- SURVEYED NONTIDAL WETLAND
- WETLAND BUFFER (25')
- WETLAND BUFFER (100')
- WATERWAY BUFFER (100')
- TREE TO BE PROTECTED
- SURVEYED EXISTING FOREST
- EX. STRUCTURE
- EX. MAJOR CONTOUR
- EX. MINOR CONTOUR
- SOIL SERIES BOUNDARY
- HYDROLOGIC SOIL GROUP
- EXISTING 100-YR WATER SURFACE (HYDRAULIC MODEL)
- STAND 1
- STAND 2
- FOREST STAND BOUNDARY
- FOREST TO BE REMOVED
- CRZ: CRITICAL ROOT ZONE
- WETLAND BUFFER (25')
- WETLAND BUFFER (100')
- WATERWAY BUFFER (100')

APPROVED: DEPARTMENT OF PLANNING & ZONING  
W. Hall, Chief, Development Engineering Division, 4/10/23  
Director, Division of Land Development, 4/20/23  
Director, 4/27/23

FCP-01

AMANDA DEERING ISA CERTIFIED ARBORIST MA-56044 SEPTEMBER 6, 2011 DNR QUALIFIED PROFESSIONAL  SIGNED: <i>Amanda Deering</i> DATE: 3/20/23	PREPARED BY: <b>Stantec</b> / <b>STRAUGHAN ENVIRONMENTAL</b> a joint venture 6110 FROST PLACE LAUREL, MD 20707 TEL: 301.982.2800 FAX: 301.220.2619 www.stantec.com 10245 OLD COLUMBIA ROAD COLUMBIA, MD 21046 TEL: 301.362.9200 FAX: 301-362-9245 info@straughanenvironmental.com	HOWARD COUNTY MARYLAND STORMWATER MANAGEMENT DIVISION BUREAU OF ENVIRONMENTAL SERVICES HOWARD COUNTY GOVERNMENT 9801 BROKEN LAND PARKWAY COLUMBIA, MD 21046 (410) 313-6444	BY	NO.	REVISIONS	DATE	ADVERTISED DATE XX/XX/XX
			CONTRACT NO. X-XX-XXX	SCALE AS SHOWN	DESIGNED BY JW	DRAWN BY JW	CHECKED BY LW





Figure E-1: Construction Signs

**Forest Retention Area**

Machinery, Dumping or Storage of any materials **Prohibited**

Violators are subject to fines imposed by the Howard County Forest Conservation Act

**Reforestation Project**

Machinery, dumping or storage of any materials or cutting or disturbance of vegetation **Prohibited**

Violators are subject to fines imposed by the Howard County Forest Conservation Act

**Forest Conservation Area**

Machinery, Dumping or Storage of any materials **Prohibited**

Violators are subject to fines imposed by the Howard County Forest Conservation Act

**Specimen Tree**

**Do Not Remove**

Machinery, Dumping or Storage of any materials **Prohibited**

Violators are subject to fines imposed by the Howard County Forest Conservation Act

- Notes:
- Signs to be a minimum of 11" wide by 15" high.
  - Place signs on metal or wood posts 5' above finished grade.
  - Place forest retention, reforestation and/or forest conservation signs 50 to 100' on center and at change of direction around the perimeter of the forest conservation area.
  - Place two specimen tree protection signs at the limit of disturbance (LOD) for each specimen tree to be retained.
  - Do not attach signs to trees.

Source: Howard County Department of Planning and Zoning

Figure E-2: Forest Conservation Easement Signs

**FOREST CONSERVATION AREA**

**TREES FOR YOUR FUTURE**

**DUMPING, MACHINERY, OR STORAGE OF MATERIALS, CUTTING OR DISTURBANCE OF VEGETATION OR SOIL IN THIS AREA IS STRICTLY PROHIBITED**

Howard County Code, Title 16 Subtitle 12

**VIOLATORS ARE SUBJECT TO FINES AS IMPOSED BY THE HOWARD COUNTY FOREST CONSERVATION ACT**

For more information or to report violations, please call Howard County Department of Recreation and Parks, Natural Resources Division  
410-313-4725  
TTY 410-313-4665

**Forest Conservation Decal**

Notes:

- Decal is available from the Department of Recreation and Parks 410-313-1678.
- Decal material is number 3690 Scotchcal non-reflective substrate.
- Dimensions are 2.5" wide by 12" high.
- Colors are dark green text and border on beige background.

**Forest Conservation Post**

Notes:

- Post is available from the Department of Recreation and Parks 410-313-1678.
- Post material is Curflex CRM 250R, UV resistant continuous glass reinforced composite marker.
- Dimensions are 2.62" wide by 6" high.
- Post will be embedded in ground to a depth of 18".
- Color to be dark brown.

Source: Howard County Department of Recreation and Parks

Figure E-2: Forest Conservation Easement Signs (continued)

**FOREST CONSERVATION AREA**

Dumping, Machinery, or Storage of Materials, Cutting or Disturbance of Vegetation or Soil in this Area **IS STRICTLY PROHIBITED**

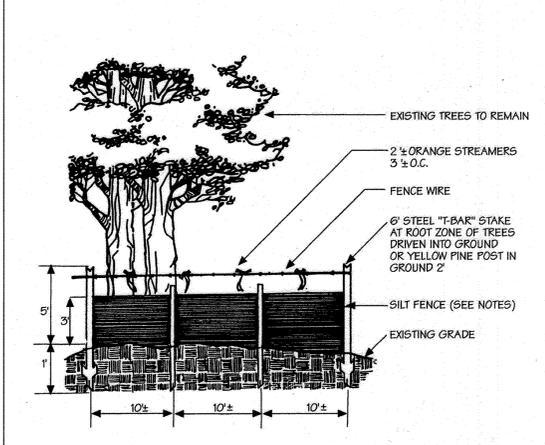
Violators are subject to fines as imposed by the Howard County Forest Conservation Act

For more information or to report violations, please call Howard County Department of Recreation and Parks  
410-313-4725  
TTY 410-313-4665

- Notes:
- Signs to be a minimum of 11" wide by 15" high.
  - Place signs on metal or wood posts 5' above finished grade.
  - Place forest conservation area signs at 50' to 100' on center and at change of direction around the perimeter of the forest conservation easement.
  - Do not attach signs to trees.

Source: Howard County Department of Planning and Zoning

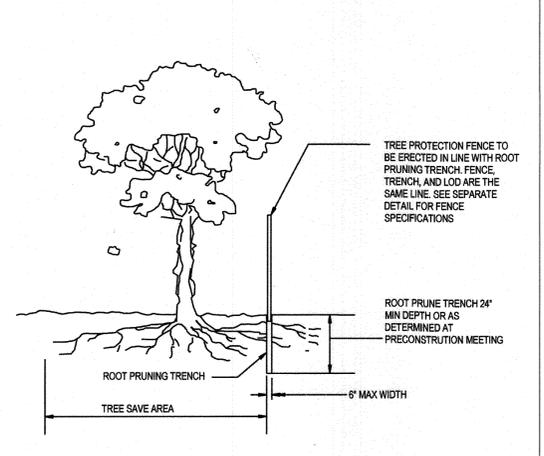
Figure E-6: Silt Fence and Tree Protection



- Notes:
- Silt fence to be heeled into the soil.
  - Boundaries of Retention Area will be established as part of the Forest Conservation Plan review process.
  - Stake and flag boundaries of Retention Area prior to installing device.
  - Avoid root damage when placing anchor posts.
  - Maintain device throughout construction.
  - Protection signs are also required, see Figures E-1 and E-2.
  - Locate fence outside the Critical Root Zone.
  - Install tree protection fence at the limit of disturbance (LOD).

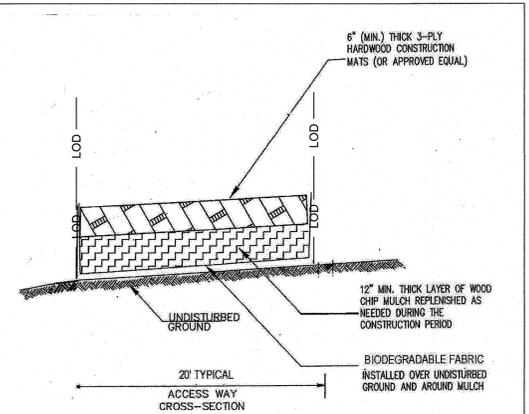
Source: Adapted from Steve Clark & Associates/ACRT, Inc.

Figure E-9: Root Pruning



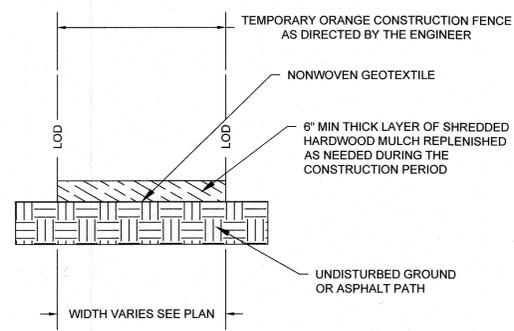
- Notes:
- Retention areas to be established as part of the Forest Conservation Plan review process.
  - Stake, flag and/or fence boundaries of Retention Areas prior to trenching.
  - Exact location of trench to be identified on site.
  - Immediately backfill trench with excavated soil or replace with organic soil.
  - Cut roots cleanly using vibratory knife or other acceptable equipment.

Source: Adapted from Steve Clark & Associates/ACRT, Inc. and State Forest Conservation Technical Manual 1991



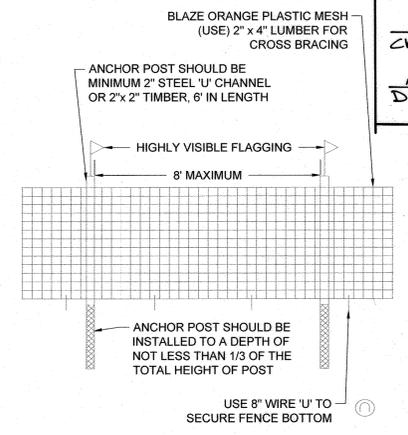
- NOTES:
- ACCESS ROUTES TO BE FIELD LOCATED AT PRE-CONSTRUCTION MEETING.
  - TIMBER MATS ARE USED IN AREAS AT THE DIRECTION OF THE ENGINEER OR INSPECTOR.
  - CONTRACTOR SHALL SEQUENCE CONSTRUCTION SUCH THAT NO EQUIPMENT IMPACTS AREA TO BE PROTECTED PRIOR TO TIMBER MAT PLACEMENT.
  - FILTER FABRIC SHALL BE A SINGLE PIECE ACROSS WIDTH. OVERLAP FABRIC BY 18" MIN. ALONG LENGTH OF ROUTE.
  - FILTER FABRIC MAY BE ELIMINATED AT DIRECTION OF PROJECT ENGINEER.
  - CONTRACTOR SHALL MAINTAIN TIMBER MAT THROUGHOUT THE CONSTRUCTION PERIOD.
  - TIMBER MAT SHALL BE DISPOSED OF OFF-SITE UNLESS OTHERWISE APPROVED. WHERE MULCH IS TO REMAIN, FILTER FABRIC SHALL BE AN APPROVED BIODEGRADABLE TYPE.

TIMBER MAT DETAIL  
NOT TO SCALE



- NOTES:
- MULCH ACCESS ROUTES TO BE VERIFIED BY ENGINEER AT EROSION AND SEDIMENT CONTROL MEETING. REVISIONS TO THE ALIGNMENT THAT MINIMIZE TREE DISTURBANCE ARE ENCOURAGED AND REQUIRE REVIEW AND APPROVAL BY THE ENGINEER.
  - NONWOVEN GEOTEXTILE SHALL BE PLACED WITH SEAMS PARALLEL TO THE FLOW OF TRAFFIC AND SHALL OVERLAP BY 18" MINIMUM AT SEAMS.
  - CONTRACTOR SHALL MAINTAIN MULCH ACCESS THROUGHOUT THE CONSTRUCTION PERIOD. UPON COMPLETION OF PROJECT, MULCH AND NONWOVEN GEOTEXTILE SHALL BE FULLY REMOVED IN ALL PLANTING ZONES.

MULCH ACCESS DETAIL  
NOT TO SCALE

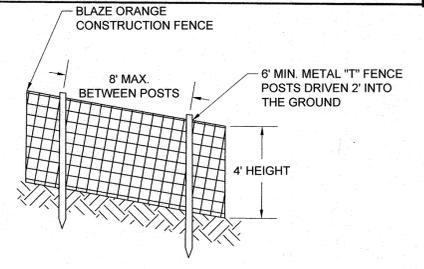


- NOTES:
- FOREST PROTECTION DEVICE ONLY.
  - RETENTION AREA WILL BE SET AS PART OF THE REVIEW PROCESS.
  - BOUNDARIES OF RETENTION AREA SHOULD BE STAKED AND FLAGGED, PRIOR TO INSTALLING DEVICE.
  - ROOT DAMAGE SHOULD BE AVOIDED
  - PROTECTIVE SIGNAGE MAY ALSO BE USED.
  - DEVICE SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION.

TEMPORARY TREE PROTECTION FENCE  
NOT TO SCALE

**APPROVED: DEPARTMENT OF PLANNING & ZONING**

<i>[Signature]</i> Chief, Development Engineering Division	NY	4/10/23
		Date
<i>[Signature]</i> Chief, Division of Land Development	4/22/23	Date
<i>[Signature]</i> Director	4/22/23	Date



- NOTES:
- PRACTICE MAY BE COMBINED WITH SEDIMENT CONTROL FENCING.
  - LOCATION AND LIMITS OF FENCING SHALL BE COORDINATED IN FIELD WITH ENGINEER.
  - BOUNDARIES OF PROTECTION AREA SHALL BE STAKED PRIOR TO INSTALLING PROTECTIVE DEVICE.
  - FENCING SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
  - ROOT DAMAGE SHALL BE AVOIDED.

ORANGE CONSTRUCTION FENCE DETAIL  
NOT TO SCALE

FCP-04

<p>AMANDA DEERING ISA CERTIFIED ARBORIST MA-5604A SEPTEMBER 6, 2011 DNR QUALIFIED PROFESSIONAL</p> <p>SIGNED: <i>[Signature]</i> DATE: 3/28/23</p>	<p>PREPARED BY:</p> <p><b>Stantec</b>   <b>STRAUGHAN ENVIRONMENTAL</b> a joint venture</p> <p>6110 FROST PLACE LAUREL, MD 20707 TEL. 301.982.2800 FAX. 301.220.2619 www.stantec.com</p> <p>10245 OLD COLUMBIA ROAD COLUMBIA, MD 21046 TEL. 301.362.9200 FAX. 301.362.9245 info@straughanenvironmental.com</p>	<p><b>HOWARD COUNTY</b> MARYLAND</p> <p>STORMWATER MANAGEMENT DIVISION BUREAU OF ENVIRONMENTAL SERVICES HOWARD COUNTY GOVERNMENT 9801 BROKEN LAND PARKWAY COLUMBIA, MD 21046 (410) 313-6444</p>	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">BY</th> <th style="width: 5%;">NO.</th> <th style="width: 40%;">REVISIONS</th> <th style="width: 10%;">DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	BY	NO.	REVISIONS	DATE					<p>ADVERTISED DATE: XX/XX/XX</p> <p>CONTRACT NO. X-XX-XXX</p> <p>SCALE: 1"=20'</p> <p>DESIGNED BY: JW</p> <p>DRAWN BY: JW</p> <p>CHECKED BY: LW</p> <p>DATE: 3/14/23 SHEET NO. 04 OF 5</p>	<p><b>AUTUMN HARVEST</b> <b>STREAM RESTORATION PROJECT</b> CAPITAL PROJECT D-1158 EP-20-005</p> <p>AUTUMN HARVEST ELLCOTT CITY, MD 21043 <b>FOREST CONSERVATION PLAN AND</b> <b>ALTERNATIVE COMPLIANCE APPLICATION</b> WP-23-058 PLAN EXHIBIT</p> <p style="font-size: x-small;">FILE NO. WP-23-058 ELECTION DISTRICT NO. 02, HOWARD CO. MD TAX MAP 30 GRID NO. 0060</p>
BY	NO.	REVISIONS	DATE										

WP-23-058

