



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

www.hchealth.org

Facebook: www.facebook.com/hocohealth

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Kent Sheubrooks, Chief
Division of Land Development

FROM: Jeff Williams
Program Supervisor, Well & Septic Program
Bureau of Environmental Health

DATE: July 3, 2017

RE: WP-17-126

The Health Department has reviewed the above referenced waiver petition and has the following comments:

1. The existing structure is served by a private onsite sewage disposal system. Health Department must review any building permit application for the property and will require connection to the public sewer system with proper abandonment of the existing onsite system prior to Health approval of any permit.

Oswald, Hank

From: Allen, Nancy
Sent: Friday, June 23, 2017 9:54 AM
To: Oswald, Hank
Subject: RE: Public Utility Connection Inquiry

Happy Friday to you also.
10412 Guilford Road connected to public water July 9 1976.
This is a water only account. Have not applied for public sewer at this time.
Have a great weekend.
I am here today until 3:30 if you need another address checked.

From: Oswald, Hank
Sent: Friday, June 23, 2017 9:44 AM
To: Allen, Nancy <nallen@howardcountymd.gov>
Subject: Public Utility Connection Inquiry

Hi Nancy:

Good morning and happy Friday to you. I was hoping you could help me with one more inquiry about public water and sewer connection. The address is 10412 Guilford Road, Jessup.

Thanks in advance,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
410.313.1786 (Office)
410.313.2648 (Fax)

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: May 30, 2017

DPZ File No. WP-17-126

Department of Planning and Zoning

- 1 Transportation Planning
1 Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
1 Research
Address Coordinator

- 1 Comprehensive & Community Planning
2 Development Engineering Division
Other
1 File

See:

Agencies

- 1 Soil Conservation District
1 Department of Inspections, Licenses & Permits
1 Department of Fire and Rescue Services
1 State Highway Administration
1 Health Department
1 Public School System
1 Recreation and Parks
WSSC (Non-Residential Only)
MD Aviation Administration

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
1 DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: 10412 Guilford Road

ENCLOSED FOR YOUR Signature Approval [] Review & Comments [x] Files []

THE ENCLOSED Original [] Pre-Packaged Plan Set [x]

Table with 3 columns: Plans, # of Plans, Supplemental Documents. Lists various planning documents and their counts.

WAS: [x] Received [] Tentatively Approved [] Recorded
[] Received and Revised [] Approved On May 30, 2017

COMMENTS: Due- 17 Working Days: 6/22/17

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: KTB

Howard County Department of Planning and Zoning
Division of Land Development

ALTERNATIVE COMPLIANCE APPLICATION

[Alternative Compliance from Subdivision and Land Development Regulations]

Date Submitted/Accepted 4/8/17 / *5/30/17 DPZ File Number x WP-17-126

I. Site Description

Subdivision Name/Property Identification: _____

Location of property: 10412 GUILFORD ROAD, JESSUP, MD.
(Street Address and/or Road Name)

RESIDENTIAL
(Existing Use)

USED-CAR DEALERSHIP
(Proposed Use)

48
(Tax Map No.)

7
(Grid/Block No.)

97
(Parcel No.)

6TH
(Election District)

M-2
(Zoning District)

0.346 Ac.
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

N/A

II. Alternative Compliance Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

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 regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16.120 - R(C)(1)</u>	<u>30' PARKING SETBACK (PERIMETER)</u> <u>PERIMETER LANDSCAPING (EXPANSION)</u>
2. <u>16.124 - (2)</u>	_____
3. _____	_____
4. _____	_____
5. _____	_____

**INITIAL SUBMISSION
ALTERNATIVE COMPLIANCE WORKSHEET
(For DPZ Use Only)**

Project Name SANTOS AUTO GROUP *DPZ File No. _____
DPZ Plan Reviewer _____ *Submission Date _____
Plan Consultant Representative JORGE VALVERDE *Time _____

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete
 - b. Required number of plans and applications are provided.....
 Plans (15 sets on County Road or
 Applications (19 sets on State Road)
 - c. Supplemental Information is provided
 - d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable
 - e. Certification of pre-submission HPC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory
 - f. Photographs of existing structures (for Historic Preservation Review)
 - g. MAA Approval Letter (if applicable)
 - h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic)
 - i. DAP project design recommendation for Route 1/Route 40 projects

II. **Fee Computation** **Fee**

Number of alternative compliance sections requested

* Base Fee for first two alternative compliance sections (**\$450**).....

Fee for each additional alternative compliance section (additional alternative compliances x **\$50** each)

* (Maximum fee of **\$350** for Agricultural Preservation parcels)

TOTAL _____

III. **Certification**

Cash Receipt No. _____ Amount _____
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

Check issued by _____

- Alternative Compliance application is accepted for processing.
- Scheduled SRC meeting date.
- Alternative Compliance application is rejected.

Reason: _____

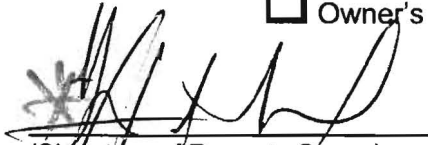
Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

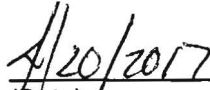
VII. Owner's/Petitioner's Certification

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to provide an alternative compliance request of the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required at the time of the submission.**

Owner's authorization attached *



(Signature of Property Owner)
(Fee Simple Owner Only)



(Date)

(Signature of Petition Preparer) *

(Date)

(Name of Property Owner)

(Name of Petition Preparer, Surveyor/Engineering/Architect
or Agent/Developer)

(Address)

(Address)

(City, State, Zip Code)

(City, State, Zip Code)

E-Mail _____

E-Mail _____

(Telephone)

(Fax)

(Telephone)

(Fax)

Contact Person: _____

Contact Person: _____

- provide a professional certification that environmental features do not exist on the property.
- N/A 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
 - 11. Any additional information to allow proper evaluation (e.g. for alternative compliance to wetland buffers an alternative analysis and mitigation proposal are needed; for alternative compliance to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed, for alternative compliance of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
 - 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the alternative compliance request.
 - N/A 13. The exhibit plans should be highlighted to accurately illustrate the requested alternative compliance(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
 - 14. Submit 2 sets of photographs for all existing on-site structures.
 - N/A 15. Identify the location of any existing wells and/or private septic systems.

N/A 16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

N/A 17. **Route 40 Design Manual**

Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

- 18. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

- 19. Please complete the following:

A pre-submission meeting was held with DPZ on _____ with _____ [date], if applicable.

 [DPZ, Director, DLD Division Chief or other SRC representatives]

VI. **Fees**

The Alternative Compliance application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the application for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

- d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. **The property owner/developer must submit a copy of the DAP project design recommendations to DPZ along with the initial subdivision plan application.**

V. **Plan Exhibit**

A. **Number of Copies Required**

The alternative compliance application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**15 sets of the completed alternative compliance application and plan exhibit if the subject property adjoins a County road; 19 sets for properties adjoining a State road.**)

In instances where the alternative compliance request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 15 or 19 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at <https://howardcountymd.gov/Departments/Planning-and-Zoning/Land-Development>.

B. **Plan Requirement Checklist**

The detailed alternative compliance exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the alternative compliance request to ensure acceptance of the alternative compliance application for processing.

Legend:	<input checked="" type="checkbox"/> NA	Information Provided Not Applicable	<input checked="" type="checkbox"/> Information Not Provided, Justification Attached
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- 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- 3. North arrow and scale of plan.
- 4. Location, extent, boundary lines and area of any proposed lots.
- 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- 6. Delineation of building setback lines.
- 7. Delineation of all existing public road and/or proposed street systems.
- 8. Identification and location of all easements.
- 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or

All alternative compliance requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application at the time of submission. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the alternative compliance will not be detrimental to the public interests.
- d. Confirm that approval of the alternative compliance will not nullify the intent of the Regulations.

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE ALTERNATIVE COMPLIANCE REQUESTS.

IV. *Pre-Submission Meeting Requirements*

- a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for alternative compliance of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**
- b. **HPC Meeting Requirement** - A pre-submission advisory meeting with the Historic Preservation Commission is required for new development located within a Historic District or if the site contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division for the HPC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HPC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**
- c. **MAA Meeting Requirement** - For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or alternative compliance approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or alternative compliance application.

Howard County Department of Planning and Zoning
Division of Land Development

ALTERNATIVE COMPLIANCE APPLICATION

[Alternative Compliance from Subdivision and Land Development Regulations]

Date Submitted/Accepted 4/8/17/* DPZ File Number X

I. Site Description

Subdivision Name/Property Identification: _____

Location of property: 10412 GUILFORD ROAD, JESSUP, MD.
(Street Address and/or Road Name)

RESIDENTIAL
(Existing Use)

USED-CAR DEALERSHIP
(Proposed Use)

48
(Tax Map No.)

7
(Grid/Block No.)

97
(Parcel No.)

6TH
(Election District)

M-2
(Zoning District)

0.346 Ac.
(Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, alternative compliance petitions, etc.)

N/A

II. Alternative Compliance Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant alternative compliances or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

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 regulation. Attach a separate sheet if additional information is appropriate.

<u>Section Reference No.</u>	<u>Summary of Regulation</u>
1. <u>16.120-12(e)(1)</u>	<u>30' PARKING SETBACK (PERIMETER)</u> <u>PERIMETER LANDSCAPING (EXPANSION)</u>
2. <u>16.124-(2)</u>	_____
3. _____	_____
4. _____	_____
5. _____	_____



vitech engineering, Inc.

.General Civil Engineering . Planning .GIS Mapping/Surveying .Software Design

April 3, 2017

Landis Lazdins, Director
Howard County Department of Planning and Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043

Re: Alternative Compliance Request and Justification for 10412 Guilford Road, JESSUP,
Maryland 20794 (Case #: _____)
REQUESTER: Vitech Engineering, Inc.

Attn: Mr. Valdis Lazdins, Director

Dear Mr. Lazdins:

We have completed our review of your comments and respond here-in as follow:

DEPARTMENT OF INSPECTION. LICENSES AND PERMITS

Comment : Provide at least one handicap parking space and building accessibility to the existing building.
Response: An existing handicap space is on the north-east of the site.

DEVELOPMENT / ENGINEERING DIVISION

Comment: The proposed storage facility is subject to submission of an Adequate Public Facility Ordinance Road test(Traffic Study).
Response: Traffic Study will be completed prior to the approval of the Alternative Compliance Plan.

Comment: Show any proposed additions, paved areas on the site. Stormwater Management may be required depending on the disturbed area.
Response: The Detailed Site Plan Exhibit and the Alternative Compliance Plan sheets are showing all proposed structures. No substantial grading operation required on site.

Comment : Show the parking spaces for cars that are being displayed and employee parking spaces.
Response: The Detailed Site Plan Exhibit and the Alternative Compliance Plan sheets are showing parking areas for displayed cars.

Comment: Please address how public water and sewer will be provided to the building.
Response: Public water and sewer will be provided as stated in the notes in the Detailed Site Plan Exhibit.

DIVISION OF LAND DEVELOPMENT

Comment: Show the 50-foot structure/use front setback from the Guilford Road Right-of-Way.

Response: The 50- Right-of-Way are shown on the Alternative Compliance and Detailed Site Plan Exhibit.

Comment: Show 30' setback for the parking use.

Response: This requirement will completely eliminate parking for this facility, rendering the proposed used-car dealership un-useable. This is another justification for this Alternative Compliance Request.

Comment: Perimeter landscaping will be required to providing screening to adjacent properties.

Response: There are sufficient existing trees around the property. Planting additional trees will alter the adequacy of the existing grassed-channel.

Comment: Per Section 133.0.D.4.s of the Howard County Zoning Regulations, the proposed parking space requirement is 2.0sp per 1,000SF of building area, excluding service bays, plus 1.0sp per 1,000SF of outdoor display area. Show and label any outdoor car display areas.

Response: Parking calculations have been shown on the Detailed Site Exhibit Plan sheet.

HEALTH DEPARTMENT

Comment: All existing wells/septic areas should be abandoned.

Response: The septic/wells could not be found during field surveying.

Comment: The proposed use will require water and sewer connections.

Response: Acknowledged.

Sincerely,

VITECH ENGINEERING, INC.

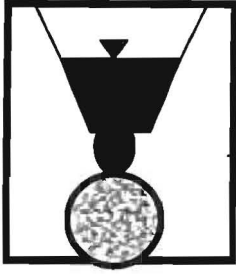
Victor A. Amole

Victor A. Amole, PE, CFM

Water Resources Engineer

Cc: John Robert Gass (Property Acquisition Division).

Craig D. Richardson (Vitech, Attorney at Law).



vitech engineering, Inc.

.General Civil Engineering . Planning .GIS Mapping/Surveying .Software Design

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3430 Courthouse Drive
Ellicott City, Maryland 21043

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Maryland 20794 (Case #: _____)
REQUESTER: Vitech Engineering, Inc.

Attn: Mr. Valdis Lazdins, Director

Dear Mr. Lazdins:

As per the resolution of the Subdivision Review Committee on October 13, 2016, we hereby submit this request for Alternative Compliance to Section 16.155(a)(1) of the Howard County Subdivision and Land Development Regulations, to allow development of the proposed used car dealership on the above – referenced residential property. The property owner has optioned to submit a detailed Exhibit Plan, to substitute for the Site Development Plan with this Alternative Compliance Plan, providing justification as described here-in:

The existing parking areas have already been paved with high quality stones and asphalt. Having to demolish and re-construct all the existing pavers will be cost-prohibitive for the owner. The owner currently lives on the premise and cost of transferring personal property, food, lodging and parking cost will be astronomical.

Furthermore, cost of tree replacement in an effort to comply with Howard County Landscape Regulations will add to the cost of relocation. Existing trees are sufficient for screening the property from Guilford Road and other adjoining properties. Part of the existing pavement will require demolition and re-construction in the existing pavement area, adding additional cost to the estimates.

The proposed 44'x32' pre-engineered building addition is already owned by the owner and transportation for the modular building is the only additional cost required on the part of Mr. Frank Santos.

It is our professional opinion that this alternative compliance, if granted for this project, will not be detrimental to the public interest as long as the intent of the regulations is served to a greater extent through implementation of all the above-referenced proposals.

Should you have any questions regarding this submittal please contact by engineer/requester by telephone at (540)-288-8620, by facsimile at (540)-288-8619.

Sincerely,

VITECH ENGINEERING, INC.

Victor A. Amole, PE, CFM
Water Resources Engineer

Cc: John Robert Gass (Property Acquisition Division).
Craig D. Richardson (Vitech, Attorney at Law).



vitech engineering, Inc.

.General Civil Engineering . Planning .GIS Mapping/Surveying .Software Design

April 3, 2017

Landis Lazdins, Director
Howard County Department of Planning and Zoning
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Ellicott City, Maryland 21043

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Should you have any questions regarding this submittal please contact by engineer/requester by telephone at (540)-288-8620, by facsimile at (540)-288-8619.

Sincerely,

VITECH ENGINEERING, INC.

Victor A. Amole

Victor A. Amole, PE, CFM
Water Resources Engineer

Cc: John Robert Gass (Property Acquisition Division).
Craig D. Richardson (Vitech, Attorney at Law).

SANTOS AUTO GROUP

TAX MAP-48, GRID 7, PARCEL 97 L.16993 F.149
10412 GUILFORD ROAD, JESSUP, MD.20794

ALTERNATIVE COMPLIANCE PLAN



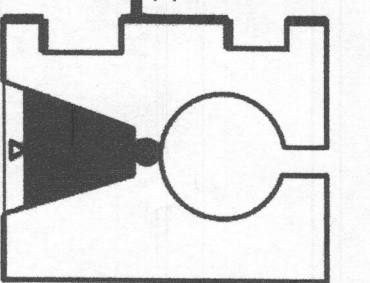
VICINITY MAP
SCALE: 1" = 200'

SHEET INDEX

1. COVER SHEET.
2. EXISTING CONDITIONS PLAN.
3. SITE ALTERNATIVE COMPLIANCE PLAN.
4. SITE EXHIBIT PLAN AND MISCELLANEOUS DETAILS-1.
5. SITE EXHIBIT PLAN AND MISCELLANEOUS DETAILS-2.
6. SITE EXHIBIT PLAN AND MISCELLANEOUS DETAILS-3.

DRAFT SET - NOT FOR CONSTRUCTION

vitech engineering
Engineering, Planning, Surveying/ GIS Mapping, Software Design
2146 JEFFERSON DAVIS HIGHWAY
STAFFORD, VA 22654
Phone: (703)-996-8618; Fax: (540)-868-8619
Email Address: vaimo@vmsn.com



ENGINEER'S SEAL

COVER SHEET
ALTERNATIVE COMPLIANCE PLAN
10412 GUILFORD ROAD, JESSUP, MD. 20794
PARCEL 97 L.16993 F.149

PRINCE WILLIAM COUNTY, VIRGINIA

BRENTSVILLE MAGISTERIAL DISTRICT

HORIZ. SCALE 1"=20'

VERT. SCALE N/A

DESIGN: V.A.A.

DRAWN: V.A.A.

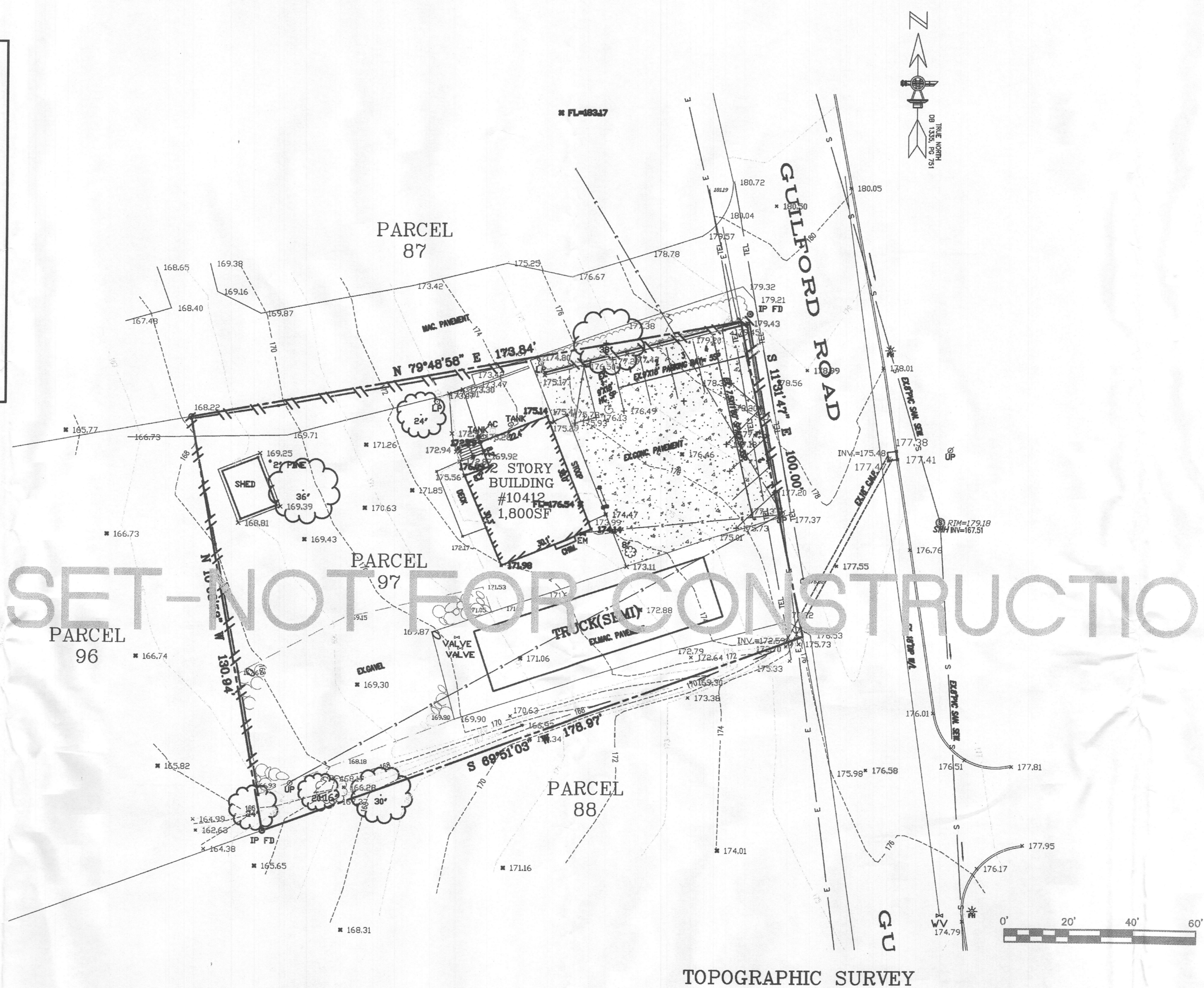
CHECKED: RHA

SHEET 1 OF 6

VEI PROJECT #84-ALTCOMP

DATE JANUARY 19, 2017

LEGEND	
—x—x—x—	CHAIN LINK FENCE
LP	LIGHT POLE
UP	UTILITY POLE
SDMH	STORM DRAIN MANHOLE
GUY	GUY
SMH	SEWER MANHOLE
WMTR	WATER METER
TRAV	TRAVERSE CONTROL POINT
INLET	STORM DRAIN INLET
FH	HYDRANT
WV	WATER VALVE
15"	TREE/SIZE
○	SIGN



DRAFT SET-NOT FOR CONSTRUCTION

GENERAL NOTES:

TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY PERFORMED BY VITECH ENGINEERING AND KRIS CONSULTANTS ON THE 20TH OF DECEMBER 2016.

ALL EXISTING SEPTIC TANKS LOCATIONS WERE FIELD-VERIFIED. THERE ARE NO WATER WELLS ONSITE.

THERE WAS NO ONSITE SEPTIC VERIFIED ONSITE.

THERE IS NO EXISTING STORMWATER MANAGEMENT SYSTEMS ONSITE. A STORMWATER CONVEYANCE CONVEYING STORMWATER FROM PUBLIC RIGHT-OF-WAY THROUGH EXISTING COMMON PROPERTY LINE BETWEEN PARCELS 88 AND 97.

SITE NOTES:

THE SUBJECT PROPERTY IS CURRENTLY ZONED, "LIGHT INDUSTRIAL (MT-2) THE SITE IS BEING USED AS COMMERCIAL- PARKING AREA FOR OWNER'S TRUCKS. TOTAL SITE AREA=0.346 AC.

REQUIRED PARKING AS PER SECTION 1133.0.D.4.s OF THE HOWARD COUNTY ZONING REGULATIONS WILL BE DIFFERENT IF THE USE OF THE PROPERTY CHANGES TO USED CAR SALES.

ALL EXISTING SEPTIC TANKS LOCATIONS WERE FIELD-VERIFIED. THERE ARE NO WATER WELLS ONSITE. NO CEMETARY ON SITE.

THERE WAS NO ONSITE SEPTIC VERIFIED ONSITE.

THERE IS NO EXISTING STORMWATER MANAGEMENT SYSTEMS ONSITE. A STORMWATER CONVEYANCE CONVEYING STORMWATER FROM PUBLIC RIGHT-OF-WAY THROUGH EXISTING COMMON PROPERTY LINE BETWEEN PARCELS 88 AND 97.

NEW BUILDING ADDITION TO LOT 88 WILL REQUIRE DISCONNECTION OF EXISTING SEPTIC SYSTEM BY OWNER OF LOT 97. EXISTING WATER AND SEWER WILL SERVE THE BUILDING ADDITION TO LOT 97. ALL SEPTIC CONNECTIONS TO NEW BUILDING ADDITION MUST BE PERFORMED AS PER SECTION 9.802 OF THE HOWARD COUNTY ZONING ORDINANCE.

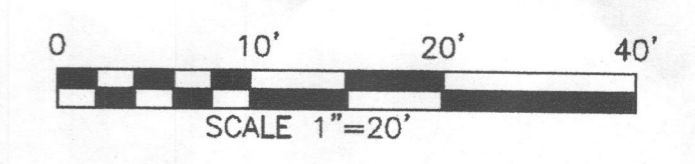
vitech engineering
 Engineering, Planning, Surveying/GIS Mapping, Software Design
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 Email Address: vamt@vitech.com

ENGINEER'S SEAL

EXISTING CONDITIONS PLAN
 10412 GUILDFORD ROAD, JESSUP, MD. 20794
 PARCEL 97 L.16993 F.149

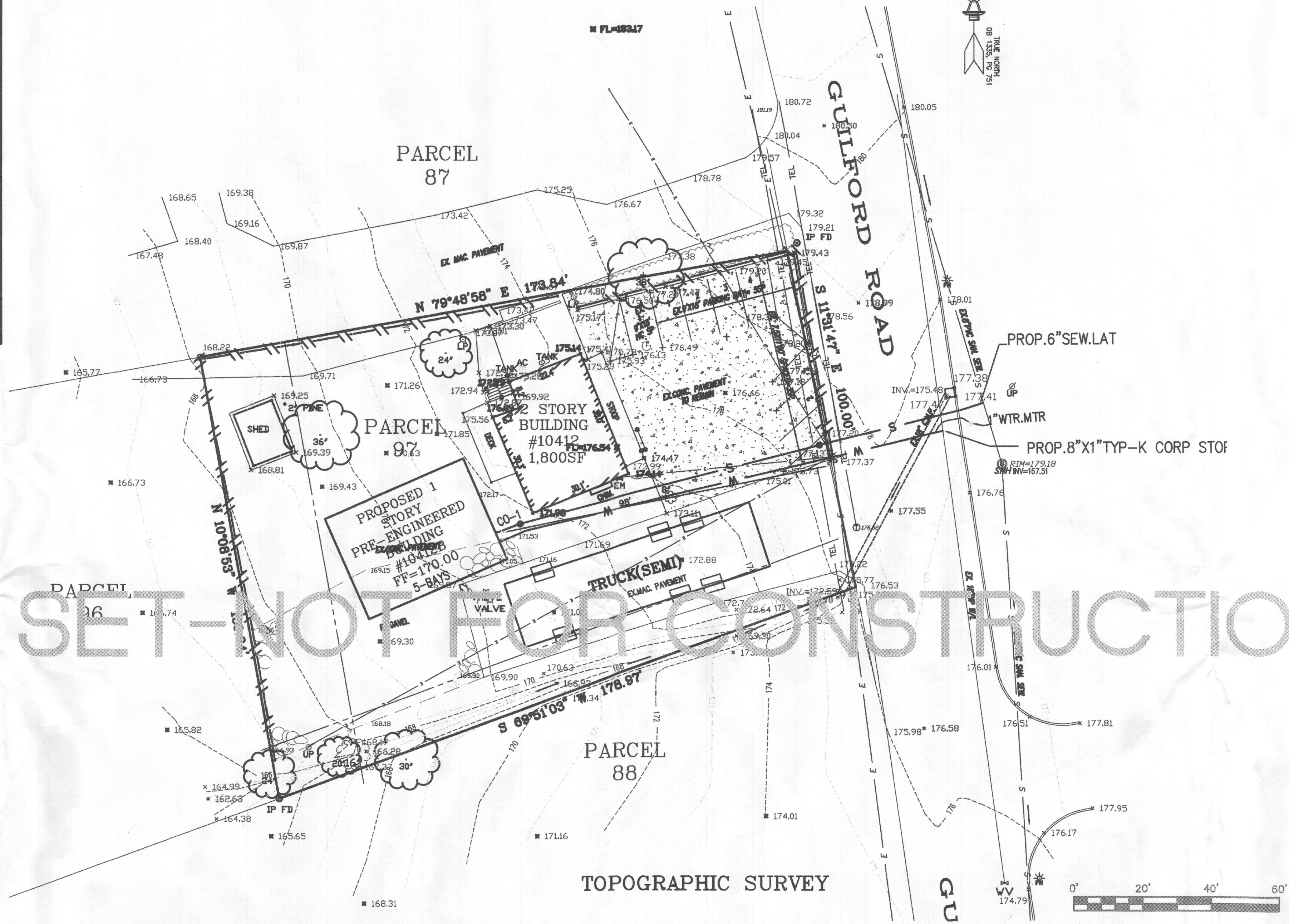
PRINCE WILLIAM COUNTY, VIRGINIA
 BRENTSVILLE MAGISTERIAL DISTRICT

HORIZ. SCALE	1"=20'
VERT. SCALE	N/A
DESIGN	V.A.A.
DRAWN	V.A.A.
CHECKED	R.H.A.
SHEET	2 OF 6
VBI PROJECT #64-ALTCOMP DATE JANUARY 19, 2017	



LEGEND

	CHAIN LINK FENCE
LP	LIGHT POLE
UP	UTILITY POLE
SDMH	STORM DRAIN MANHOLE
GUY	GUY
SMH	SEWER MANHOLE
WMTR	WATER METER
TRAV	TRAVERSE CONTROL POINT
INLET	STORM DRAIN INLET
FH	HYDRANT
WV	WATER VALVE
15"	TREE/SIZE
	SIGN



DRAFT SET-NOT FOR CONSTRUCTION

GENERAL NOTES:

TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY PERFORMED BY VITECH ENGINEERING AND KRIS CONSULTANTS ON THE 20TH OF DECEMBER 2016. SURVEY PERFORMED IN NGVD. TOTAL SITE AREA=0.346 ACRES. TOTAL DISTURBED AREA=2,950SF. NO STORMWATER MANAGEMENT REQUIRED.

ALL EXISTING SEPTIC TANKS LOCATIONS WERE FIELD-VERIFIED. THERE ARE NO WATER WELLS ONSITE.

THERE WAS NO ONSITE SEPTIC FIELD, VERIFIED ONSITE.

THERE IS NO EXISTING STORMWATER MANAGEMENT SYSTEMS ONSITE. A STORMWATER CONVEYANCE CHANNEL, CONVEYING STORMWATER FROM PUBLIC RIGHT-OF-WAY THROUGH EXISTING COMMON PROPERTY LINE BETWEEN PARCELS 88 AND 97.

NEW BUILDING ADDITION TO LOT 88 WILL REQUIRE DISCONNECTION OF EXISTING SEPTIC SYSTEM BY OWNER OF LOT 97. EXISTING WATER AND SEWER WILL SERVE THE BUILDING ADDITION TO LOT 97.

SITE NOTES:

THE SUBJECT PROPERTY IS CURRENTLY ZONED, "LIGHT INDUSTRIAL (MT-2) THE SITE IS BEING USED AS COMMERCIAL- PARKING AREA FOR OWNER'S TRUCKS.

REQUIRED PARKING AS PER SECTION 133.0.D.4.s OF THE HOWARD COUNTY ZONING REGULATIONS WILL BE DIFFERENT IF THE PROPOSED USE OF THE PROPERTY CHANGES TO "USED CAR SALES."

ALL EXISTING SEPTIC TANKS LOCATIONS WERE FIELD-VERIFIED. THERE ARE NO WATER WELLS ONSITE.

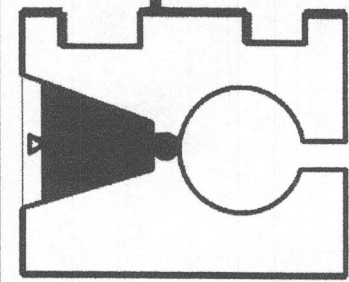
THERE WAS NO ONSITE SEPTIC FIELD, (E/FIL) (NSITE).

THERE IS NO EXISTING STORMWATER MANAGEMENT SYSTEMS ONSITE. A STORMWATER CONVEYANCE CHANNEL, CONVEYING STORMWATER FROM PUBLIC RIGHT-OF-WAY THROUGH EXISTING COMMON PROPERTY LINE BETWEEN PARCELS 88 AND 97.

NEW BUILDING ADDITION TO LOT 88 WILL REQUIRE DISCONNECTION OF EXISTING SEPTIC SYSTEM BY OWNER OF LOT 97. EXISTING WATER AND SEWER WILL SERVE THE BUILDING ADDITION TO LOT 97. ALL SEPTIC CONNECTIONS TO NEW BUILDING ADDITION MUST BE PERFORMED AS PER SECTION 9.802 OF THE HOWARD COUNTY ZONING ORDINANCE.

vitech engineering

Engineering Planning Surveying GIS Mapping Software Design
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 STAFFORD, VA 22654
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 Email Address: vaimole@vitechn.com

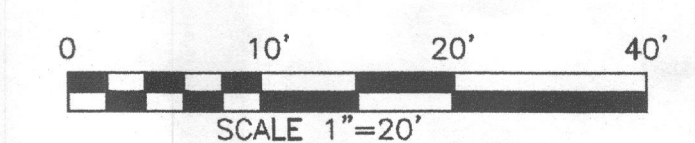


SITE ALTERNATIVE COMPLIANCE PLAN
 10412 GUILFORD ROAD, JESSUP, MD. 20794
 PARCEL 97 L.16993 P.149

PRINCE WILLIAM COUNTY, VIRGINIA

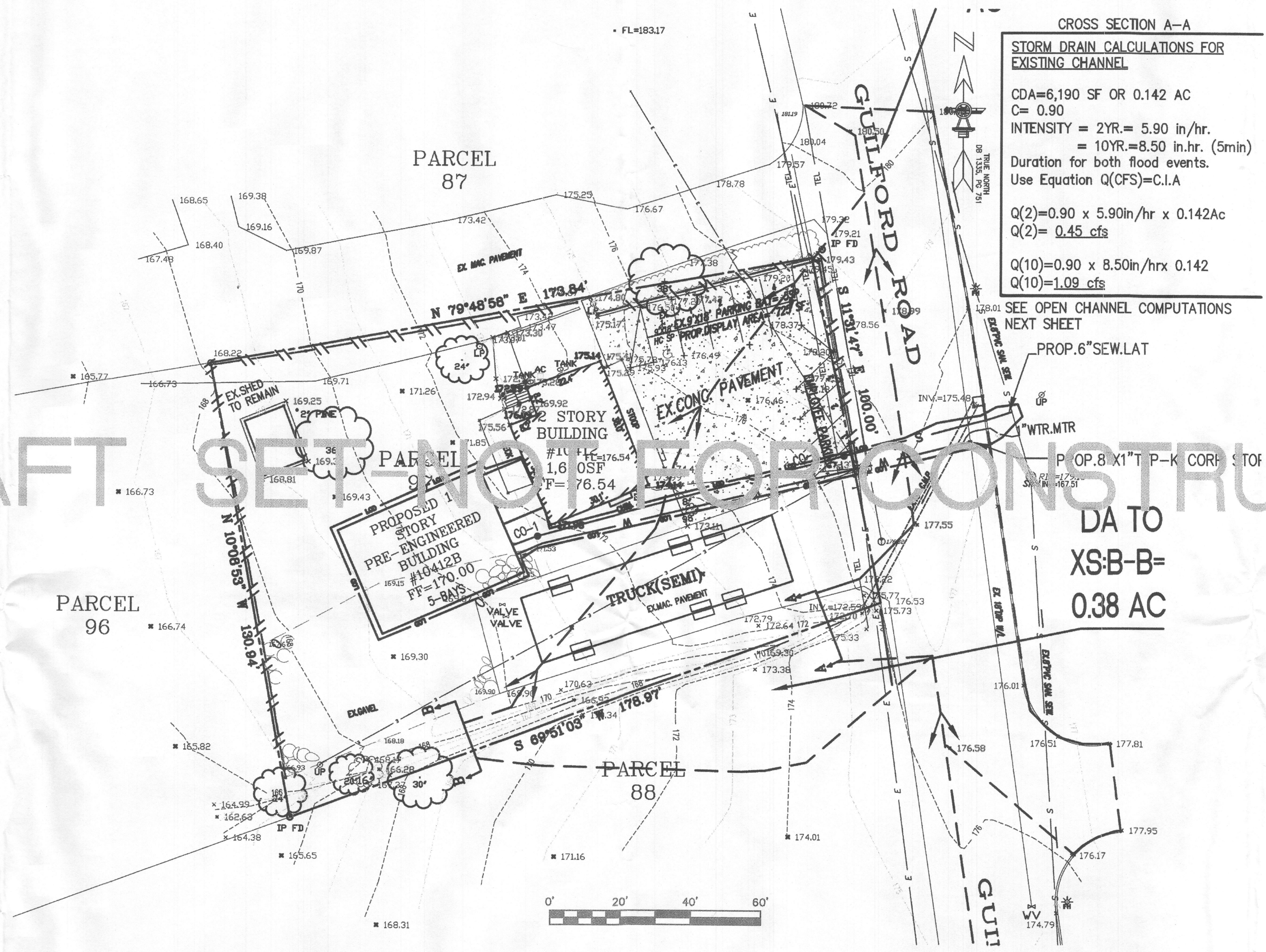
BRENTSVILLE MAGISTERIAL DISTRICT

HORIZ. SCALE 1"=20'	
VERT. SCALE N/A	
DESIGN:	V.A.A.
DRAWN:	V.A.A.
CHECKED:	R.H.A.
SHEET 3 OF 6	
VEI PROJECT #64-ALTCOMP	
DATE: APRIL 9, 2017	



LEGEND

- LOD — LOD LIMITS OF DISTURBANCE
- x — x — x — CHAIN LINK FENCE
- LP ☆ LIGHT POLE
- UP ○ UTILITY POLE
- SDMH ⊙ STORM DRAIN MANHOLE
- GUY ⊙ GUY
- SMH ⊙ SEWER MANHOLE
- WMTR ⊙ WATER METER
- TRAV △ TRAVERSE CONTROL POINT
- INLET □ STORM DRAIN INLET
- FH ⊙ HYDRANT
- WV ⊙ WATER VALVE
- 15" ⊙ TREE/SIZE
- ⊙ SIGN
- ← ← ← DRAINAGE DIVIDE



CROSS SECTION A-A
STORM DRAIN CALCULATIONS FOR EXISTING CHANNEL
 CDA=6,190 SF OR 0.142 AC
 C= 0.90
 INTENSITY = 2YR.= 5.90 in./hr.
 = 10YR.=8.50 in./hr. (5min)
 Duration for both flood events.
 Use Equation Q(CFS)=C.I.A

 $Q(2)=0.90 \times 5.90 \text{ in/hr} \times 0.142 \text{ Ac}$
 $Q(2)= 0.45 \text{ cfs}$

 $Q(10)=0.90 \times 8.50 \text{ in/hr} \times 0.142$
 $Q(10)=1.09 \text{ cfs}$

SEE OPEN CHANNEL COMPUTATIONS NEXT SHEET

PROP. 6" SEW. LAT
 WTR. MTR
 P OP. 8 X 1" T P-K CORP. STOP

DA TO XS-B-B= 0.38 AC

STORMWATER NOTES:

THERE IS NO EXISTING STORMWATER MANAGEMENT SYSTEMS ONSITE. A STORMWATER CONVEYANCE CHANNEL, CONVEYING STORMWATER FROM PUBLIC RIGHT-OF-WAY THROUGH EXISTING COMMON PROPERTY LINE BETWEEN PARCELS 88 AND 97. EXISTING CHANNEL'S CAPACITY WILL BE VERIFIED DUE TO SLIGHT INCREASE IN IMPERVIOUSNESS OF THE SITE. THE BUILDING ADDITION OF A PROPOSED 4-BAY STORAGE PRE-ENGINEERED BUILDING AT 44' X 32'=1,408 SF. TOTAL DISTURBED AREA=2,495 SF. <2,500 SF. THEREFORE, NO STORMWATER MANAGEMENT IS REQUIRED.
 HOWEVER, ADEQUATE CHANNEL CONVEYANCE IS VERIFIED—SEE NEXT SHEET.

PARKING AND OTHER MISCELLANNEOUS NOTES:

REQUIRED PARKING AS PER SECTION 133.0.D.4.s OF THE HOWARD COUNTY ZONING REGULATIONS WILL BE DIFFERENT FROM THE PROPOSED USE IF THE PROPERTY USE CHANGES TO "USED CAR SALES".

FOR THE NEW USE, REQUIRED: THE HOWARD COUNTY ZONING ORDINANCE REQUIRES 2 SPACES PER 1,000SF BUILDING AREA, EXCLUDING SERVICE BAYS + 1 SPACE PER 1,000SF OF OUTDOOR DISPLAY AREA. PROVIDED:
 2SP/1,000SF X 1,600SF = 3.2 SP +
 1SP /1,000SF X 725 SF = 0.725 = 1SP
 1 HANDICAP SPACE = 1SP
 TOTAL SPACES PROVIDED=5 (MEETS REQUIREMENT).

THERE IS NO EXISTING STORMWATER MANAGEMENT SYSTEMS ONSITE. A STORMWATER CONVEYANCE CHANNEL, CONVEYING STORMWATER FROM PUBLIC RIGHT-OF-WAY THROUGH EXISTING COMMON PROPERTY LINE BETWEEN PARCELS 88 AND 97.

NEW BUILDING ADDITION TO LOT 97 WILL REQUIRE DISCONNECTION OF EXISTING SEPTIC SYSTEM BY OWNER OF LOT 97. EXISTING WATER AND SEWER WILL SERVE THE BUILDING ADDITION TO LOT 97. ALL SEPTIC CONNECTIONS TO NEW BUILDING ADDITION MUST BE PERFORMED AS PER SECTION 9.802 OF THE HOWARD COUNTY ZONING ORDINANCE.

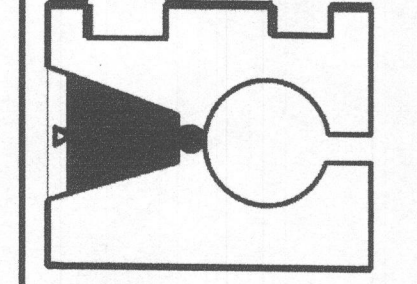
CROSS SECTION B-B
STORM DRAIN CALCULATIONS FOR EXISTING CHANNEL
 CDA=16,681 SF OR 0.38 AC
 C= 0.90
 INTENSITY = 2YR.= 5.90 in./hr.
 = 10YR.=8.50 in./hr. (5min)
 Duration for both flood events.
 Use Equation Q(CFS)=C.I.A

 $Q(2)=0.90 \times 5.90 \text{ in/hr} \times 0.38 \text{ Ac}$
 $Q(2)= 2.18 \text{ cfs}$

 $Q(10)=0.90 \times 8.50 \text{ in/hr} \times 0.38$
 $Q(10)= 2.91 \text{ cfs}$

SEE OPEN CHANNEL COMPUTATIONS NEXT SHEET

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DETAILED SITE PLAN EXHIBIT-1
 10412 GUILFORD ROAD, JESSUP, MD. 20794
 PARCEL 97 L.I. 16993 F. 1.49

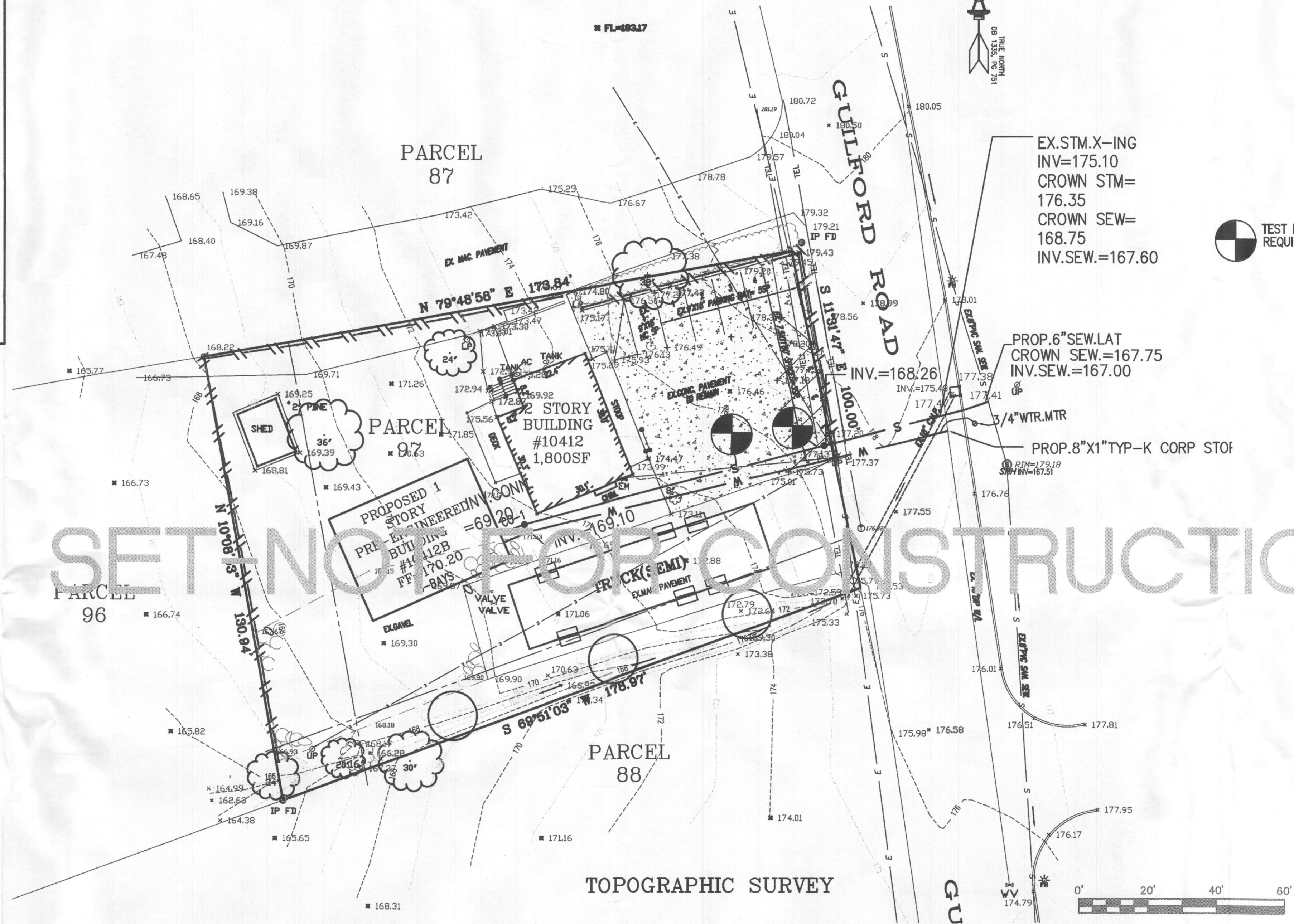
HORIZ. SCALE 1"=20'	
VERT. SCALE N/A	
DESIGN:	V.A.A.
DRAWN:	V.A.A.
CHECKED:	RHA
SHEET 4 OF 6	
VEI PROJECT #64-ALTCOMP DATE MARCH 19, 2017	

6TH ELECTION DISTRICT

HOWARD COUNTY, MD

LEGEND

- x—x— CHAIN LINK FENCE
- LP ☆ LIGHT POLE
- UP ⊙ UTILITY POLE
- SDMH ⊙ STORM DRAIN MANHOLE
- GUY ⊙ GUY
- SMH ⊙ SEWER MANHOLE
- WMTR ⊙ WATER METER
- TRAV △ TRAVERSE CONTROL POINT
- INLET □ STORM DRAIN INLET
- FH ⊙ HYDRANT
- WV ⊙ WATER VALVE
- 15" ⊙ TREE/SIZE
- SIGN



GENERAL NOTES:

TOPOGRAPHIC SURVEY AND BOUNDARY SURVEY PERFORMED BY VITECH ENGINEERING AND KRIS CONSULTANTS ON THE 20TH OF DECEMBER 2016. SURVEY PERFORMED IN NGVD 29.

ALL EXISTING SEPTIC TANKS LOCATIONS WERE FIELD-VERIFIED. THERE ARE NO WATER WELLS ONSITE.

THERE WAS NO ONSITE SEPTIC FIELD, VERIFIED ONSITE.

THERE IS NO EXISTING STORMWATER MANAGEMENT SYSTEMS ONSITE. A STORMWATER CONVEYANCE CHANNEL, CONVEYING STORMWATER FROM PUBLIC RIGHT-OF-WAY THROUGH EXISTING COMMON PROPERTY LINE BETWEEN PARCELS 88 AND 97.

NEW BUILDING ADDITION TO LOT 88 WILL REQUIRE DISCONNECTION OF EXISTING SEPTIC SYSTEM BY OWNER OF LOT 97. EXISTING WATER AND SEWER WILL SERVE THE BUILDING ADDITION TO LOT 97.

SITE NOTES:

THE SUBJECT PROPERTY IS CURRENTLY ZONED, "LIGHT INDUSTRIAL (MT-2) THE SITE IS BEING USED AS COMMERCIAL- PARKING AREA FOR OWNER'S TRUCKS.

REQUIRED PARKING AS PER SECTION 133.0.D.4.s OF THE HOWARD COUNTY ZONING REGULATIONS WILL BE DIFFERENT IF THE PROPOSED USE OF THE PROPERTY CHANGES TO "USED CAR SALES."

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SPECIAL NOTES:

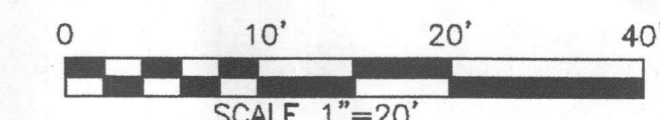
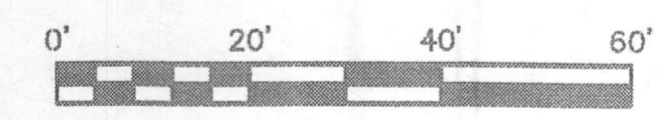
SIZE OF EXISTING STORM AND SANITARY SEWERS PIPES MUST BE VERIFIED BY CONTRACTOR PRIOR TO ANY CONSTRUCTION ACTIVITY.



TEST HOLE REQUIRED

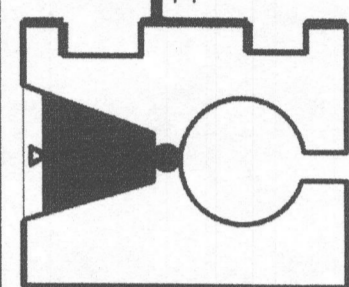


THE NORTH ARROW IS BASED ON THE 1983 NAD 83 DATUM



vitech engineering

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ENGINEER'S SEAL

DETAILED SITE PLAN EXHIBIT-2
10412 GUILFORD ROAD, JESSUP, MD. 20794

PARCEL 97 L.16993 F.149

BRENTSVILLE MAGISTERIAL DISTRICT PRINCE WILLIAM COUNTY, VIRGINIA

HORIZ. SCALE 1"=20'

VERT. SCALE N/A

DESIGN: VAA

DRAWN: VAA

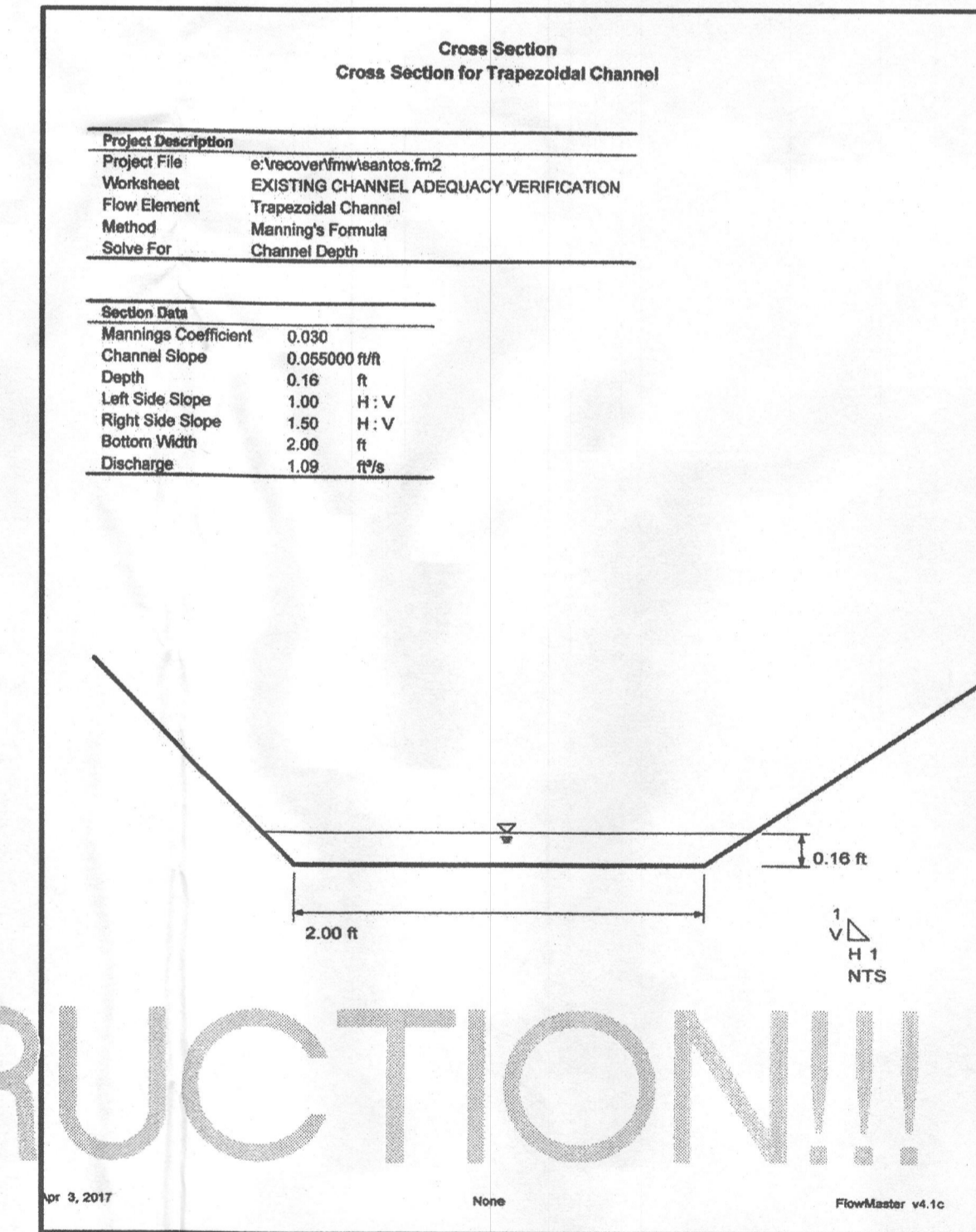
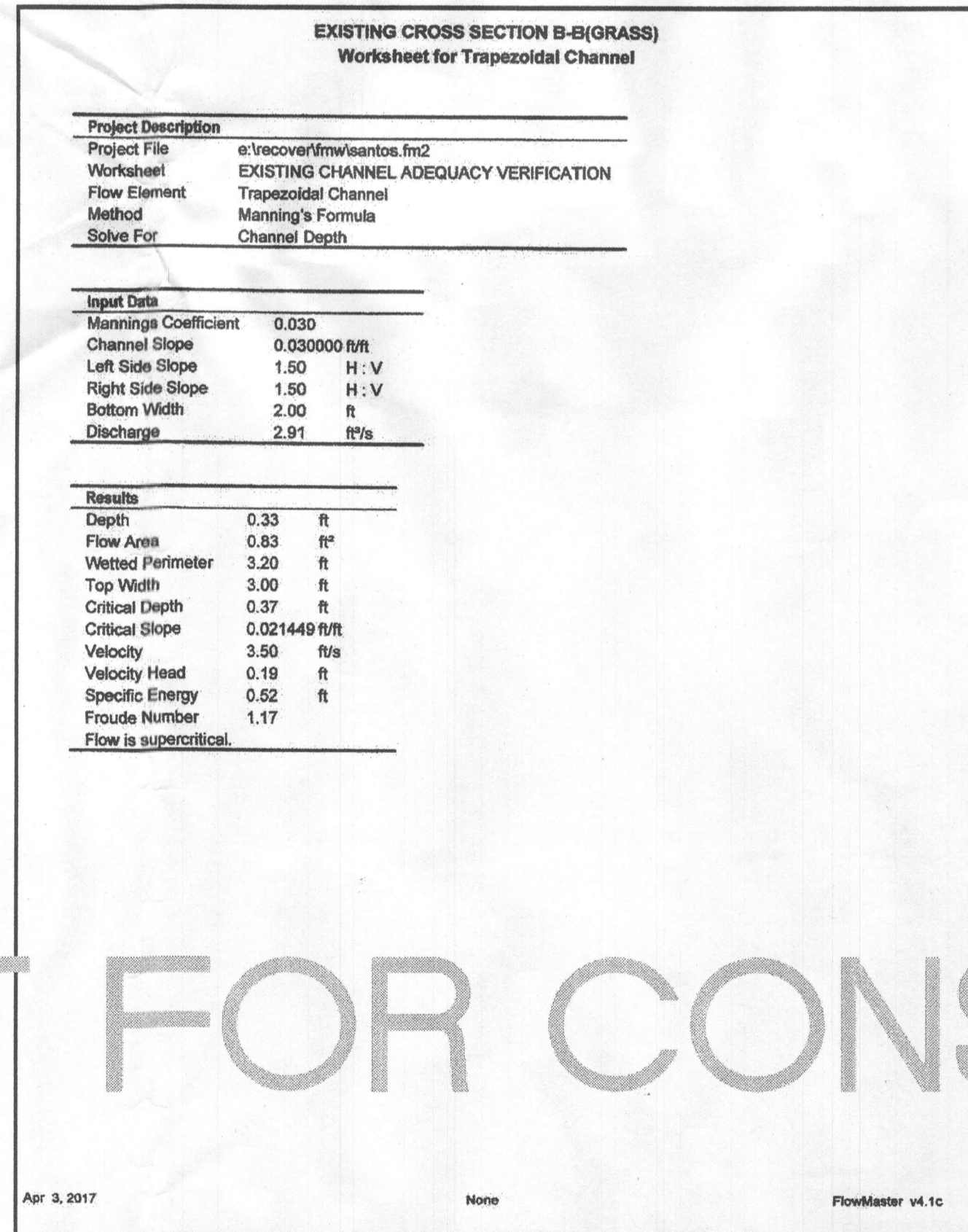
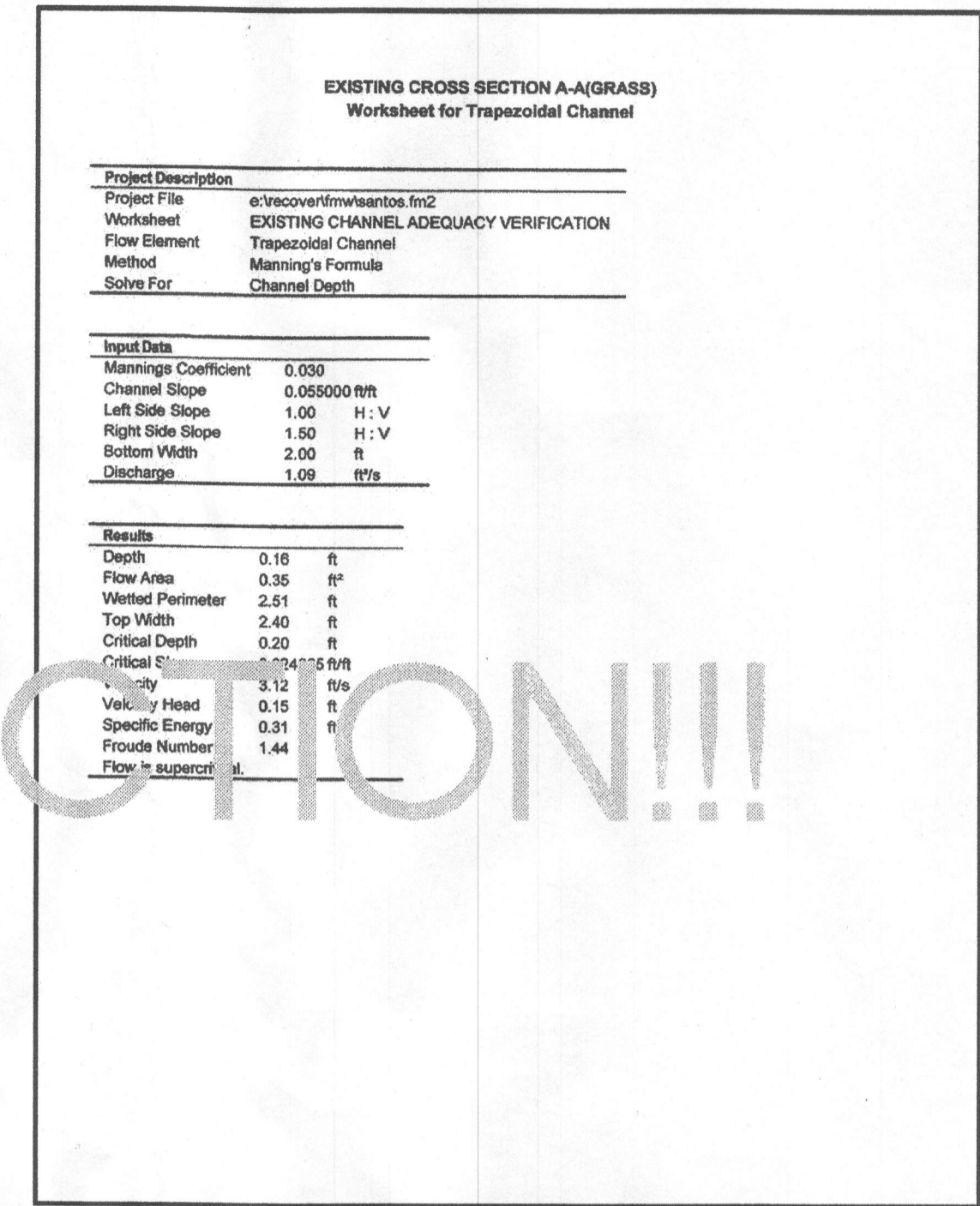
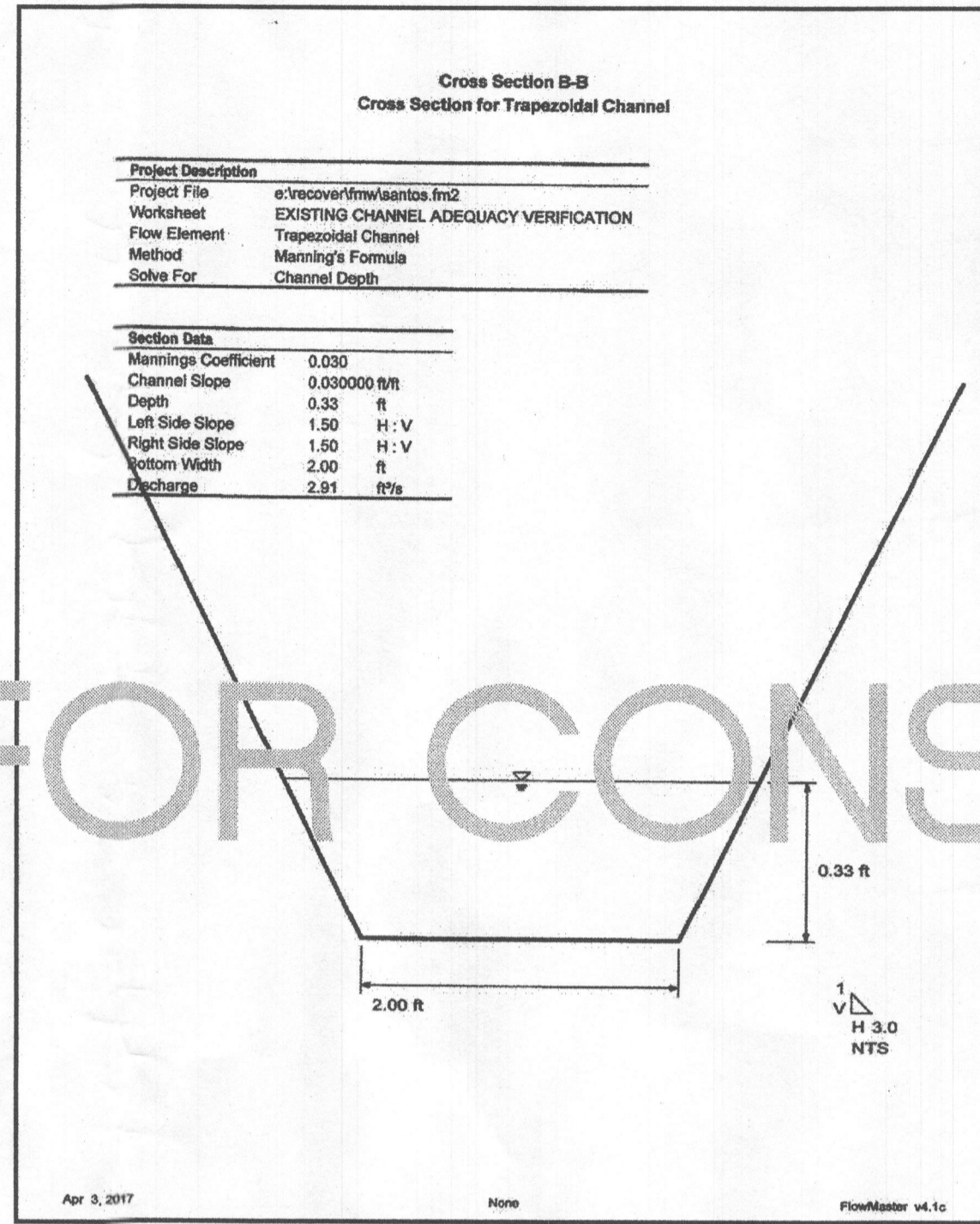
CHECKED: FHA

SHEET 5 OF 6

VEI PROJECT #64-ALTCOMP
DATE: APRIL 9, 2017

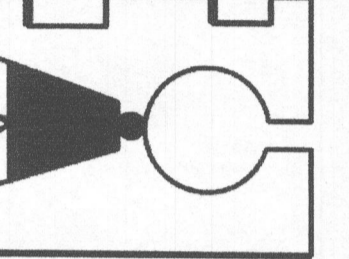
OPEN CHANNEL COMPUTATIONS

DRAFT SET-NOT FOR CONSTRUCTION!!!



DRAFT SET-NOT FOR CONSTRUCTION!!!

vitech engineering
Engineering . Planning . Surveying/ GIS Mapping . Software Design
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ENGINEER'S SEAL

DETAILED SITE PLAN EXHIBIT-3
10412 GUILFORD ROAD, JESSUP, MD. 20794
PARCEL 97 L 16993 F. 1.49

HOWARD COUNTY, MD

6TH ELECTION DISTRICT

HORIZ. SCALE 1"=20'	
VERT. SCALE N/A	
DESIGN:	V.A.A.
DRAWN:	V.A.A.
CHECKED:	RHA
SHEET 6 OF 6	
VBI PROJECT #64-ALTOOMP	
DATE MARCH 19, 2017	