



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

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: December 7, 2017

RE: WP-18-057

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

1. The perc certification plan for these additional lots has not been approved; however, Health has no objection to the waiver. The final locations of the well areas and sewage disposal areas may not be the same as what is shown on the exhibit, but there is no objection to the request assuming that all setbacks to wells and sewage disposal areas are met.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: November 15, 2017

DPZ File No. WP-18-057

Department of Planning and Zoning

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

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

See: ECP-17-066

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
- 1 Office of Transportation
- MD Aviation Administration
- WSSC (Non-Residential Only)

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

RE: Proia Property

ENCLOSED FOR YOUR Signature Approval Review & Comments Files

THE ENCLOSED Original Pre-Packaged Plan Set

Plans # of Plans

- Sketch Plan _____
- Prel Equiv Sketch Plan _____
- Preliminary Plan _____
- Final Plat/Plat of Easement/RE Plat _____
- Final Constr Plans (RDS) _____
- Final Development Plan _____
- Site Development Plan _____
- Landscape Plan/Supplemental Plan _____
- Grading Plan _____
- House Type Revision/Walk-Thru Red-Line _____
- Water and Sewer Plan _____

Supplemental Documents

- Wetlands Report _____
- Soils/Topo Map/Drain Area Map _____
- FSD/FCP/Worksheet and Application _____
- Declaration of Intent (Forest Cons) _____
- Drainage and/or Computation/Pond Safety Comps _____
- Preliminary Road Profiles _____
- APFO Roads Test/Mitigation Plan/Traffic Study _____
- Noise Study _____
- Sight Distance Analysis/Speed Flow Study _____
- Floodplain Study _____
- Stormwater Management Comps/Geo-Tech Report _____
- Industrial Waste Survey (DPW) _____
- Road Poster Form Letter _____
- Justification Letter
- Perc Plat _____
- Scenic Road Exhibits _____
- Deeds _____
- Photographs _____
- Retaining Wall Comps/Details _____
- Poster/Community or HDC Meeting Information _____
- Route 1 Details/Summary _____

Applications

- Alternative Compliance Application 1
- Planning Board Application _____
- ASDP/CSDP Application _____
- DED Application/Checklist _____
- DED Fee Receipt/Deeds/Cost Estimate _____
- Overall Scaled Composite _____
- Water & Sewer Plans _____
- List of Street Names _____

WAS: Received Tentatively Approved

Recorded

Received and Revised Approved

On November 15, 2017

COMMENTS: see memo

Due- 17 Working Days: 12/12/17

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 Nov. 15, 2017 DPZ File Number WP-18-057

I. Site Description

Subdivision Name/Property Identification: PROIA PROPERTY

Location of property: 13600 NICHOLS DRIVE
 (Street Address and/or Road Name)

RESIDENTIAL
 (Existing Use)

RESIDENTIAL
 (Proposed Use)

34
 (Tax Map No.)

9
 (Grid/Block No.)

 (Parcel No.)

5
 (Election District)

RR-DEO
 (Zoning District)

3.3630
 (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.)

ECP-17-066 IS IN ACTIVE REVIEW THIS PETITION IS A RESULT OF THE REVIEW.

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(b)(4)(iii)(b)</u>	<u>RESIDENTIAL LOTS CANNOT BE ENCUMBERED BY ENVIRONMENTAL FEATURES</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. *Justification*

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.

- 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
---------	--	--	---

- 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

provide a professional certification that environmental features do not exist on the property.

- NA 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).
- NA 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the alternative compliance request.
- ✓ 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.
- ✓ 15. Identify the location of any existing wells and/or private septic systems.

NA 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.

NA 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.**

NA 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.

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)

10/6/17

(Date)

(Signature of Petition Preparer) * (Date)

Donald S. Proia

(Name of Property Owner)

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

13630 Nichols Drive

(Address)

Address)

Clarksville, MD 21029

(City, State, Zip Code)

(City, State, Zip Code)

E-Mail donproia@gmail.com

E-Mail _____

301-854-2118

(Telephone) (Fax)

(Telephone) (Fax)

Contact Person: Donald Proia

Contact Person: _____

Howard County Department of Planning and Zoning
Division of Land Development

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

Project Name _____ DPZ File No. _____
 DPZ Plan Reviewer _____ Submission Date _____
 Plan Consultant Representative _____ 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

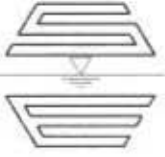
Check issued by _____

- ___ 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 _____



11130 Dovedale Court, Suite 200
Marriottsville, MD 21104
Website: www.sillengineering.com

Office: 443-325-5076
Fax: 410-696-2022
Email: info@sillengineering.com

Civil Engineering for Land Development

SILL ENGINEERING GROUP, LLC

November 13, 2017

**Mr. Kent Sheubrooks, Chief
Division of Land Development
Howard County Department of
Planning and Zoning
3430 Courthouse Drive
Ellicott City, Maryland 21043**

Attn: Kent Sheubrooks

Re: Proia Property (ECP-17-066)
Alternative Compliance Request

Dear Mr. Sheubrooks:

Please accept this Alternative Compliance Request to waive section 16.120(b) (4) (iii)(b) of the Howard County Subdivision and Land Development Regulations.

The property is located along Nichols Drive and is known as Parcel 368 on Tax Map 34, Grid 9, and is 9.3645 Acres, approximately. The property is zoned RR-DEO per the 10/06/13 Comprehensive Zoning Plan and is currently a single family residential lot.

The above referenced parcel is proposed to be subdivided into two (2) lots. Currently the parcel has existing environmental feature such as a pond, streams and wetlands along the back side of the property, which is based on Howard County Aerial Topography but the floodplain has been taken from Plat No. 3720.

Section 16.120(b) (4) (iii) (b) of the Howard County Subdivision and Land Development Regulations refers to usable design as it pertains to environmental features and states:

For a lot or buildable preservation parcel of ten acres or greater in size, floodplains, wetlands, streams, their buffers, and forest conservation easements for afforestation, reforestation, or retention may be located on the lot or parcel if the building envelope is no closer than 35 feet from these environmental features provided that a deck may project ten feet beyond the building envelope;

Our client owns lot 1 of the Clifton C. Link Property and wishes to subdivide his property to give a portion to his daughter. When looking at the ways to subdivide this property between a three acre conventional subdivision versus a one acre cluster subdivision and buildable preservation parcel, we concluded that we cannot do a cluster because the location of the passed percolation tests and existing and proposed well areas would create a lot larger than the allowable for a cluster subdivision (60,000 SF). Creating an irregular lot shape might get us under 60,000 SF, but according to Howard County Land Development and Subdivision Regulations section 16.120(B)(4)(i) irregular lot shapes are not allowed.

Therefore, a one acre cluster will not work for both lots because of the septic and well location for each house and the requirement to have a regular lot shape. We chose the three acre conventional subdivision for these lots because that allows us to extend the lot line from the front to the rear of the property keeping a regular lot shape.

The practical difficulties are creating a cluster subdivision with irregular lot lines, versus a conventional subdivision with regular lot lines. Per Howard County Land Development and Subdivision Regulations section 16.120(B)(4)(i) we are required to have regular shaped lots that are generally rectangular. If we were to do a cluster subdivision due to the septic and well locations we would be required to have irregular shaped lots.

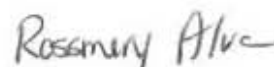
The majority of the stream is in an existing floodplain shown on record plat 3720. With the approval of this request the remaining stream and wetland located on the proposed lot 11 will have stream and wetland buffers, along with the additional 35 foot environmental setback from these buffers, providing additional protection. The intent of the regulations will be served to a greater extent through approval of this request because the environmental features are protected by the existing floodplain, wetland buffers, stream buffers, 35 foot environmental setback and by the approval of the regular lot shapes.

Approval of this alternative compliance request will not be detrimental to the public interests due to the implementations of regularly shaped lots and the additional wetland buffers, stream buffers and environmental setbacks that are being proposed.

The alternative compliance will not nullify the intent of the regulations since the environmental features are being protected with additional buffers and setbacks and section 16.120(B)(4)(i) of the subdivision regulations is being adhered to with the regular shaped lots.

Thank you for your time and consideration of this request. Should you have any question or comments regarding this matter, please do not hesitate to contact this office.

Sincerely,



Rossmery Alva

SILL ENGINEERING GROUP, LLC



SOILS LEGEND			
SYMBOL	NAME / DESCRIPTION	GROUP	'K' FACTOR
Ha	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	B/D	0.37
Co	CODORUS AND HATBORO SILT LOAMS, 0 TO 3 PERCENT SLOPES	C	0.37
GoB	GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	C	0.37
GmC	GLENVILLE SILT LOAM, 8 TO 15 PERCENT SLOPES	C	0.37
GbC	GLADSTONE LOAM, 8 TO 15 PERCENT SLOPES	A	0.20

NOTES:
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

BENCHMARKS				
NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
34EB	558884.63	1319133.94	522.99	5' FROM SOUTH SIDE BRIGHTON DAM RD., 23' WEST OF MAC. DRIVE AT 13467
34GC	554882.95	1314248.74	482.88	30' WEST OF HAVLAND MILL RD. 28' NORTH OF WAYSIDE DR. 22.4' NW OF INLET

STORMWATER MANAGEMENT PRACTICES				
LOT #	ADDRESS	DRY-WELL M-5 (NUMBER)	NON-ROOFTOP DISCONNECT N-2 (Y/N)	BIORETENTION FACILITY M-6 (NUMBER)
10	13600 NICHOLS DRIVE	3	Y	0
11	13630 NICHOLS DRIVE	0	N	0

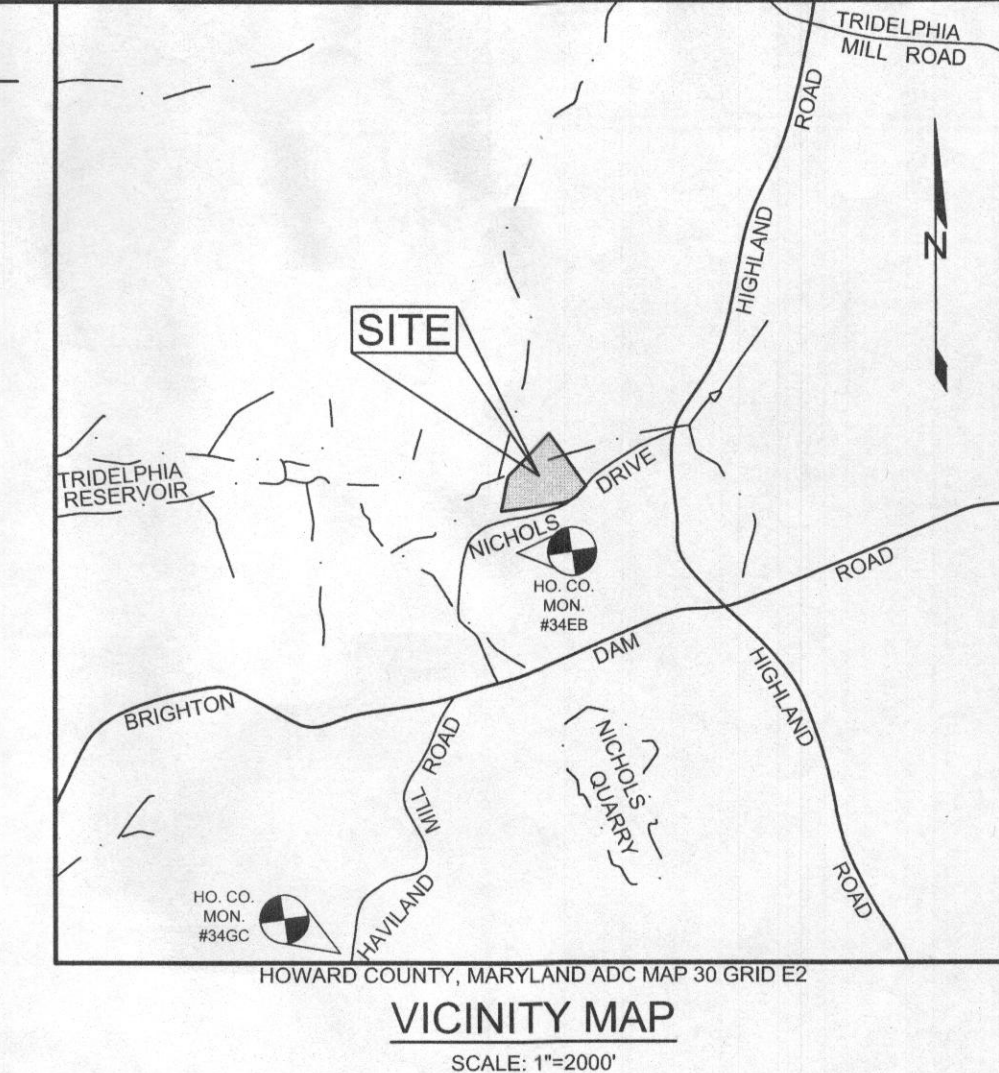
LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- PROP. PERCOLATION TEST HOLE STANDARD, PASSED
- SILT FENCE
- SOIL BOUNDARY
- LIMIT OF DISTURBANCE
- STREAM
- STREAM BUFFER
- WETLAND BUFFER
- EXISTING POND
- EXISTING 100 YR FLOODPLAIN AND DRAINAGE EASEMENT PLAT NO. 3720
- EXISTING FENCE
- MICRO-BIORETENTION FACILITY (M-6)
- EXISTING WELL AREA PER APPROVED PERC CERT PLAN
- PROPOSED NON-ROOFTOP DISCONNECT AREA (N-2)
- EXISTING SEPTIC AREA
- DRYWELL (M-5)
- EXISTING WELL LOCATION
- EXISTING CLEANOUT

SITE ANALYSIS DATA SHEET

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	9.3645 ACRES ±
LIMIT OF DISTURBANCE	0.6881 ACRES ±
GREEN OPEN AREA (LAWN)	0.5516 ACRES ±
IMPERVIOUS AREA	0.1365 ACRES ±
PROPOSED SITE USES	RESIDENTIAL
WETLANDS	20,529 SQ FTs
WETLAND BUFFERS	15,577 SQ FTs
FLOODPLAINS	78,842 SQ FTs
FLOODPLAIN BUFFERS	78,842 SQ FTs
EXISTING FOREST	116,916 SQ FTs
SLOPES GREATER THAN 15% (2)	3,186 SQ FTs
HIGHLY ERODIBLE SOILS	8,3454 ACRES ±

NOTES:
 1. SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
 2. HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR 'K' GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



GENERAL NOTES

- SUBJECT PROPERTY ZONED RR-DEO PER 10/06/2013 COMPREHENSIVE ZONING PLAN.
- TOTAL AREA OF PROPERTY = 9.3645 AC ±.
- PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT, OF AT LEAST 10,000 SF AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY PROFESSIONAL SURVEYS, LLC IN JANUARY, 2017.
- THE TOPOGRAPHY SHOWN ON SITE WAS FIELD RUN BY PROFESSIONAL SURVEYS, LLC, IN FEBRUARY, 2017 AND ACCURATELY REPRESENTS THE RELATIVE CHANGES ON THE SUBJECT PROPERTY. THE EXISTING TOPOGRAPHY SHOWN OUTSIDE THE SITE IS BASED ON HOWARD COUNTY AERIAL TOPOGRAPHY FLOWN IN 2004. ALL CONTOURS SHOWN ARE AT TWO-FOOT CONTOUR INTERVALS.
- PROPERTY ADDRESS: 13630 NICHOLS DRIVE, CLARKSVILLE, MARYLAND 21029.
- PREVIOUS HOWARD COUNTY FILE NUMBER: PLAT NO. 3720
- THE EXISTING HOUSE, BUILDINGS AND SHED ON LOT 11 ARE TO REMAIN.
- THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL OFF-SITE EXISTING WELLS, SEPTIC SYSTEMS AND SEWAGE DISPOSAL EASEMENTS WITHIN 100 FEET OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS ARE SHOWN, AND WERE ESTIMATED PER HOWARD COUNTY HEALTH DEPARTMENT RECORDS.
- EXISTING WELL ON-SITE (HO-81-0176) HAS BEEN FIELD LOCATED.
- ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISIONED PERCOLATION CERTIFICATION PLAN.
- LIMIT OF DISTURBANCE: 29,966 SF ± OR 0.6879 AC ±.
- A WETLAND AND STREAM STUDY WAS PERFORMED BY ECO-SCIENCE PROFESSIONALS IN JANUARY 23, 2017. WETLANDS AND STREAMS WERE FOUND ON THE PROPERTY. A SMALL WETLAND AREA IS LOCATED ADJACENT TO THE PROPERTY ON LOT 11. A 25' WETLAND BUFFER AND A 100' STREAM BUFFER HAS BEEN SHOWN ON THE PLAN.
- THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS IS AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
- APPROVAL OF THIS EOP DOES NOT CONSTITUTE APPROVAL OF SUBSEQUENT AND ASSOCIATED SUBDIVISION PLANS, SITE DEVELOPMENT PLANS OR RED-LINE REVISIONS. REVIEW OF THIS PROJECT FOR COMPLIANCE WITH THE HOWARD COUNTY ZONING REGULATIONS SHALL OCCUR AT THE SUBDIVISION OR SITE DEVELOPMENT PLAN STAGES OR RED-LINE REVISION PROCESS. THE APPLICANT AND CONSULTANT SHOULD EXPECT ADDITIONAL AND MORE DETAILED REVIEW COMMENTS (INCLUDING COMMENTS THAT MAY ALTER THE OVERALL SITE DESIGN) AS THIS PROJECT PROGRESSES THROUGH THE PLAN REVIEW PROCESS.
- THIS DEVELOPMENT IS CONDITIONALLY EXEMPT FROM THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BECAUSE THE PROPERTY IS AN INTRAFAMILY TRANSFER AND CLEARING LESS THAN 20,000 SF.
- THE PURPOSE OF THIS ALTERNATIVE COMPLIANCE APPLICATION IS TO ALLOW ENVIRONMENTAL FEATURES IN LESS THAN 10 ACRES.

STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

BELOW IS A LIST TO DESCRIBE THE STORMWATER MANAGEMENT REQUIREMENTS AND ACHIEVEMENTS FOR THE SITE PER THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007.

- ENVIRONMENTALLY SENSITIVE AREAS (STREAMS AND STEEP SLOPES) DO NOT EXIST ON-SITE IN THE AREA OF DEVELOPMENT. THE LOT IS NOT BEING MASS GRADED AND THE ONLY TREES BEING REMOVED ARE THE ONES NECESSARY FOR THE GRADING SHOWN.
- WE HAVE MAINTAINED TO THE GREATEST EXTENT PRACTICABLE THE NATURAL FLOW PATTERNS OF THE SITE BY DIRECTING STORMWATER RUNOFF TO THE STORMWATER MANAGEMENT FACILITY WITHIN THE NATURAL DRAINAGE DIVIDES.
- WE HAVE REDUCED IMPERVIOUS AREAS BY UTILIZING THE SMALLEST DRIVEWAY WIDTH ALLOWED AND BY UTILIZING PERVIOUS AREAS FOR TREATMENT AND BY POSITIONING THE BUILDING AS CLOSE TO THE STREET AS THE BRL WILL ALLOW.
- EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN SHOWN AND HAVE BEEN INTEGRATED INTO THE DESIGN.
- A MICRO-BIORETENTION FACILITY (M-6), DRYWELL (M-5), AND DISCONNECTION OF NON-ROOFTOP RUNOFF (N-2) HAVE BEEN UTILIZED FOR STORMWATER MANAGEMENT PRACTICES, AND HAVE PROVIDED ENVIRONMENTAL SITE DESIGN TO MAXIMUM EXTENT PRACTICABLE.
- NO DESIGN MANUAL OR WAIVER PETITION REQUESTS HAVE BEEN MADE.

OWNER/DEVELOPER

DONALD S. & JUDITH ANN MARIE PROIA
 13630 NICHOLS DRIVE
 CLARKSVILLE, MD 21029
 301-854-2118

ALTERNATIVE COMPLIANCE EXHIBIT PROIA PROPERTY

LOTS 10 & 11
 A RESUBDIVISION OF LOT 1, CLIFTON C. LINK PROPERTY
 ZONE: RR-DEO

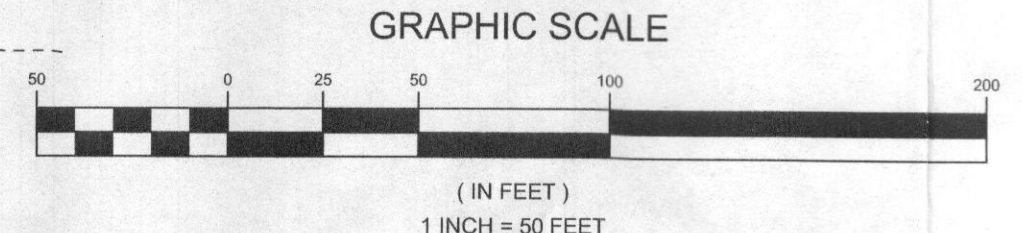
TAX MAP 34 GRID 9 5TH ELECTION DISTRICT PARCEL 368 HOWARD COUNTY, MARYLAND



11130 Dovedale Court, Suite 200
 Marriottsville, Maryland 21104
 Phone: 443.325.5076
 Fax: 410.696.2022
 Email: info@sillengineering.com
 Civil Engineering for Land Development

DESIGN BY: PS
 DRAWN BY: MPOIRA
 CHECKED BY: PS
 SCALE: AS SHOWN
 DATE: NOVEMBER 13, 2017
 PROJECT #: 15-043
 SHEET #: 1 of 1

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2019



PLAN VIEW

SCALE: 1"=50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
 CHIEF, DIVISION OF LAND DEVELOPMENT DATE