

Necessary Disturbance Action Date Between **6/1/2020** and **6/30/2020**

File Number	File Name	Date Submitted	Developer	Owner	Location Description	Action	Action Date
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S-19-011	LAUREL PARK STATION - AMENDED	6/16/2020	THE STRONACH GROUP	TRIPLE BELL FARMS LLC & 20006 DELAWARE INC.	SE CORNER OF THE COUNTY	Approve	6/17/2020
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Description: This request is for approval for essential or necessary stream, stream buffer, wetlands, wetlands buffer, and 100-year floodplain disturbances associated with the removal of an existing parking lot, pathway, culvert and roadway from the environmental areas. In addition, the request is for essential or necessary disturbance within the 100-year floodplain for widening of Seabiscuit Lane to meet the County minimum 24-foot width requirement and to accommodate curb and gutter, street trees, and sidewalk along this roadway.

Mitigation Requirement: The disturbances are necessary to meet the County's road requirements and to meet MDE's required removal of impervious surfaces within the buffer areas. The road widening, and associated road improvements shall only disturb those environmental areas as stated in the request and delineated on the plan titled "Exhibit To Accompany Alternative Compliance, Laurel Park Station" dated May 8, 2020; any disturbances to environmentally regulated features beyond what has been approved are not permitted unless the developer submits a formal request to DPZ for such disturbances in accordance with Section 16.116(c). The removal of an existing parking lot, pathway, culvert and roadway shall only disturb those environmental areas as stated in the request and delineated on the plan titled "Exhibit To Accompany Alternative Compliance, Laurel Park Station" dated May 8, 2020; any disturbances to environmentally regulated features beyond what has been approved are not permitted unless the developer submits a formal request to DPZ for such disturbances in accordance with Section 16.116(c).

Reason For Denial:

The disturbed area shall be re-vegetated and returned to its natural condition and the developer shall obtain authorization from the Maryland Department of the Environment and U.S. Army Corps of Engineers for activities in regulated wetland and stream areas prior to submission of any grading permit applications. Reference the applicable MDE or USACE permits or tracking numbers on any associated subdivision plans, site development plans and building or grading permits.

The disturbances are necessary for the widening of Seabiscuit Lane to meet the minimum 24-foot wide County road standards. The removal of the existing parking lot, pathway, culvert and roadway will employ best management practices for work conducted in the disturbed environmental areas; those disturbed areas shall be returned as a closely as possible to its original natural state.

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P-20-006	WELLINGTON FARMS (MILK PRODUCERS)	4/23/2020	NVR	NVR	LEISHEAR RD NORTH OF RT 216	Approve	6/5/2020
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Description: The request for approval for essential or necessary stream, stream buffer, wetlands buffer, 100-year floodplain, specimen tree and 25% or greater steep slopes disturbances associated with a public sewer line installation to serve Parcel C of the Wellington Farms project. The proposed sewer line installation will connect at existing SMH #17A in Open Space Lot 169 of the Emerson subdivision.

Mitigation Requirement: The proposed sewer line installation will employ best management practices for work conducted in the disturbed environmental areas; those disturbed areas shall be returned as a closely as possible to its original natural state. The sewer line installation shall only disturb those environmental areas as stated in the request and delineated on the Necessary Disturbance plan exhibit C (Impact Areas); any disturbances to environmentally regulated features beyond what's been approved are not permitted unless the developer submits a formal request to DPZ for such disturbances in accordance with Section 16.116(c). The developer must be granted permission by the Department of Recreation and Parks to disturb Open Space Lot 169. A letter of permission from the Director of Recreation and Parks must be provided to DPZ within 30 days of this necessary disturbance approval. Compliance with any conditions that the Department of Recreation and Parks requires for disturbing Open Space Lot 169 and the Forest Conservation Easement in Open Space Lot 169. The developer must replant all trees that are lost within the forested area of Open Space Lot 169 as part of this sewer line installation, except for where DPW restricts tree planting within the public sewer easement. The developer will be required to amend the recorded plat for Emerson, F-01-137 and to redline the Emerson road construction plans to account for the loss and replanting (reforestation) within the Forest Conservation Easement in Open Space Lot 169. The developer must retain existing mature forest area within the Wellington Farms (P-20-006) in the amount 2:1 to the area being removed from the forested area of Open Space lot 169 where DPW restricts tree planting within the public sewer easement. This retention area is in addition to any/all Forest Conservation obligations of the Wellington Farms development. The amount is being calculated at 2:1 because the obligation for the utility easement is being provided by an off-site retention easement. The disturbed area shall be re-vegetated and returned to its natural condition; all steep slope disturbances be stabilized using with best practices. The developer shall obtain authorization from the Maryland Department of the Environment and U.S. Army Corps of Engineers for activities in regulated wetland and stream areas prior to submission of any grading permit applications. Reference the applicable MDE or USACE permits or tracking numbers on any associated subdivision plans, site development plans and building or grading permits.

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WP-20-091	ELLICOTT CITY SITE H-7	3/10/2020		HOWARD COUNTY DPW	NE QUADRANT RT 29 & BALTIMORE NATIONAL PIKE	Approve	6/23/2020

Description: Capital Project D-1165; Ellicott City Site H-7 includes a flood control facility and requests for approval for essential or necessary stream, stream buffer and steep slope disturbances associated with its construction.

Mitigation Requirement: The construction of the facility will employ best management practices for work conducted in the disturbed environmental areas; those disturbed areas shall be returned as a closely as possible to its original natural state. The improvements shall only disturb those environmental areas as stated in the request and delineated on the Forest Conservation Plan and Natural Resource Inventory submitted and approved with WP-20-091. Any disturbances to environmentally regulated features beyond what have been approved are not permitted unless the developer submits a formal request to DPZ for such disturbances in accordance with Section 16.116(c). In accordance with the Capital Project design plans, the disturbed area shall be re-vegetated and returned to its natural condition to the extent possible. Authorization from the Maryland Department of the Environment and U.S. Army Corps of Engineers must be obtained for activities in regulated wetland and stream areas prior to submission of any grading permit applications.

Reason For Denial: