

Necessary Disturbance Requests Summary Report

Necessary Disturbance Action Date Between **5/1/2021** and **5/31/2021**

File Number	File Name	Date Submitted	Developer	Owner	Location Description	Action	Action Date
SP-21-001	ELMS AT ELKRIDGE (FORMERLY ROBERTS PROPERTY)	4/8/2021	ELMS AT ELKRIDGE, LC	ROBERTS	SE SIDE WASHINGTON BLVD OPPOSITE DUCKETTS LN	Approve	5/25/2021

Description: Request for essential or necessary stream bank, stream buffer, steep slope and 100-year floodplain disturbances associated with the Elms at Elkridge development. The development proposes six different locations of disturbance needed for a multi-use path, sewer connection and outfall, storm drain outfall, and/or stormwater management facility outfall. The disturbance is the minimum necessary to construct the infrastructure and will employ best management practices for work conducted in the environmental areas. Those disturbed areas shall be returned as a closely as possible to its original natural state after disturbance.

Mitigation Requirement: The improvements shall only disturb the environmental areas as stated in the request and delineated on the necessary disturbance exhibit. 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) or an alternative compliance request. The proposed outfall from the stormwater management facility onto Belmont Station Open Space Lot 1 (disturbance #3) is on Howard County property and requires approval by the Department of Recreation and Parks. If the County approves the outfall on their property, County Council approval may also be required. Approval must be obtained prior to approval of the final subdivision plan. The developer is required to obtain all necessary approvals and authorizations by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) for activities in regulated areas prior to recordation of the subdivision plat. MDE permit numbers shall be referenced on the Final Plan and on all related development plans and grading permits.

Reason For Denial:

Necessary Disturbance Action Date Between 5/1/2021 and 5/31/2021

SDP-20-027	ELLCOT GARDENS II	2/16/2021	HOWARD COUNTY	HOWARD COUNTY	E SIDE WATERLOO RD N OF HOUSING COMMISSION HOUSING COMMISSION FALLS RUN RD	Approve	5/21/2021
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Description: The request is for approval for essential or necessary streambank buffers and wetland buffer disturbances associated with the construction of proposed of a sewer line for the Ellicott Gardens II project. The intent of the project is to construction of public sewer in order to connect to the existing public sewer main, which is necessary to provide gravity sewer service to the proposed building. There are no other reasonable alternatives for providing the proposed sewer that meet the requirements for a standard roadway profile.

Mitigation Requirement: The improvements shall only disturb 83.5' into the stream buffer and 72.6' into the non-tidal wetland buffer as stated in the request and delineated on the site development plan (SDP-20-027). 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). The disturbed areas not improved shall be re-vegetated with native grasses and non-woody vegetation and returned to its natural condition.

Reason For Denial:

F-20-016	LYHUS PROPERTY	3/18/2021	ROCK REALTY, INC.	MITRON PARCEL 1, LLC & MITRON PARCEL 2, LLC	LIME KILN RD W OF SCAGGSVILLE RD	Approve	5/4/2021
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Necessary Disturbance Action Date Between 5/1/2021 and 5/31/2021

Description: The request is for approval for essential or necessary stream, streambank buffers, wetlands, and wetland buffer disturbances associated with the construction of proposed Lallybroch Lane. The intent of the project is to construct the proposed access road in accordance with County Standards to serve the proposed Lyhus Development. The disturbances are the minimum necessary to provide the proposed standard roadway as close to the Counties Standards as possible as part of the review of Final Plan F-20-016. There are no other reasonable alternatives for providing the proposed roadway that meet the requirements for a standard roadway profile.

Mitigation Requirement: The majority of the proposed limits of disturbance will be replanted with native plantings to stabilize and re-establish the disturbed environmental areas adjacent to the proposed roadway after construction. Authorization for the proposed disturbances will need to be granted from the United States Army Corp of Engineers and Maryland Department of the Environment. The applicant should also provide a copy of the letter of authorization from the Maryland Department of Environment for the proposed activities prior to any project construction as well as the authorization number from the Army Corp of Engineers. Reference the applicable MDE and USACE permit or tracking numbers on any associated project plans, site development plans, alternative compliance petitions and building or grading permits.

Reason For Denial:

SDP-74-050	MAYFIELD REPAIR FACILITY	1/1/1960	Approve	5/20/2021
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Necessary Disturbance Action Date Between 5/1/2021 and 5/31/2021

Description: The request is for approval for essential or necessary stream, streambank buffer and 100-year floodplain disturbances associated with a Capital Project to capture and treat runoff from the Mayfield repair facility. Three of the outfalls are existing and will be upgraded to contain treatment systems to improve water quality. The other two discharge points will be constructed with stable outfalls and water quality facilities. Discharge No. 4 will disturb approximately 1,800 square feet within the 100-year floodplain and 50' stream bank buffer. The disturbance is the minimum necessary to adequately control and treat polluted runoff. Authorizations have been issued by the MD Dept. of the Environment and U.S. Army Corps of Engineers for the proposed impacts to the stream and 100-year floodplain. The project will employ best management practices for work conducted in the stream, streambank buffer and 100-year floodplain. The disturbed areas shall be stabilized after construction is complete. Details will be provided on the Site Development Plan, SDP-74-050.

Mitigation Requirement: The project shall only disturb those environmental areas as stated in Reason For Denial: the request and as delineated on the capital project design plans dated April 2021. Any disturbances to regulated environmental features beyond this request are not permitted unless the applicant submits a formal request to the Department of Planning & Zoning in accordance with Section 16.116(c). The disturbed areas shall be stabilized and seeded or planted with native vegetation in accordance with the capital project design plans. Details shall be provided on the Site Development Plan, SDP-74-050. The applicant will be required to obtain all necessary approvals and authorizations by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) for activities in regulated areas prior to submission of a grading permit application. Copies of the approved MDE permits shall be submitted with the grading permit application.

F-06-169	BELMONT STATION (ELKRIDGE LANDING)	6/8/2006	ELKRIDGE LANDING DEVELOPMENT COMPANY, INC.	ELKRIDGE DEVELOPMENT LLC & ELKRIDGE DEVELOPMENT NO. 2 LLC	SW SIDE US RT 1 OPPOSITE TROY HILL DR	Approve	5/7/2021
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Necessary Disturbance Action Date Between 5/1/2021 and 5/31/2021

Description: The request is for approval for essential or necessary 100-year floodplain, stream and stream buffer disturbance associated with the emergency pedestrian bridge repair project on Tax Map 37, Parcel 196. The project will stabilize 30 linear feet of stream, requiring an LOD of less than 5,000 square feet. The disturbance is the minimum necessary to remove and replace the bridge, stabilize the stream bank and fill the sinkhole. The proposed development project will employ best management practices for work conducted in the 100-year floodplain, stream, and stream buffer. The disturbed areas will be restored as closely as possible to the original state and any cleared trees will be replaced with similar species as needed to revegetate the area.

Mitigation Requirement: 1. Compliance with applicable County and State Regulations and obtain all necessary permits for the Department of Inspections, Licenses, and Permits prior to initiating development onsite.

Reason For Denial:

2. The emergency pedestrian bridge repair project shall only disturb those environmental areas as stated in the request and as delineated on plans dated April 14, 2021. Any disturbances to regulated environmental features beyond this request are not permitted unless the applicant submits a formal request to the Department of Planning & Zoning in accordance with Section 16.116(c).

3. The disturbed areas shall be stabilized and seeded or planted with native vegetation in accordance with the design plans.

4. The applicant will be required to obtain all necessary approvals and authorizations by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) for activities in the regulated areas prior to submission of a grading permit application. Copies of the approvals shall be submitted with the grading permit application.

Necessary Disturbance Action Date Between 5/1/2021 and 5/31/2021

Capital Proj - D-1159	Village of Montgomery Run - SWM Pond #1 Dam - Capital Proj. D-1159	5/11/2021	Howard County	Howard County DPW	Village of Montgomery Run - SWM Pond #1 Dam	Approve	5/17/2021
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Description: for approval for essential or necessary stream, stream buffer and floodplain disturbance associated with the repair of a stormwater management facility (Montgomery Run Pond 1) and stabilization of the receiving stream. The repairs will help to bring the pond up to current design standards, improve the pond’s stormwater management performance and employ minor adjustments to the facility’s design to maximize SWM treatment.

Mitigation Requirement: The disturbed 0.49 acres of disturbance to the stream buffer area and Reason For Denial: the 7,836 SF of disturbance to the 100-year floodplain shall be re-vegetated and returned to its natural condition to the greatest extent possible. A redline revision to the road construction drawings of the Village of Montgomery Run (F-88-258) final plan to include the limits of disturbances, physical upgrades performed as part of this SWM pond repair and a note that references the DPW capital project associated with this repair. The stormwater management repair shall cause 0.49 acres of disturbance of the stream buffer and 7,836 SF of disturbance to the 100-year floodplain as stated in the request and delineated on the Necessary Disturbance plan exhibit. The developer shall obtain authorization from the Maryland Department of the Environment and U.S. Army Corps of Engineers for activities in regulated wetland area prior to submission of any grading permit applications.

Necessary Disturbance Action Date Between 5/1/2021 and 5/31/2021

Capital Proj - Watchlight Court; Howard S6268/S6601 County Capital Project S6268/S6601- Emergency Sewer Pipe Repair	4/19/2021	Howard County	Howard County DPW	Near Watchlight Court	Approve	5/21/2021
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Description: Request for approval for essential or necessary disturbance and removal of vegetative cover within a stream and streambank buffer associated with an emergency repair project to protect an exposed section of 8-inch sanitary sewer serving Jeffers Glen neighborhood in Columbia, MD (Capital Project #S-6268/S-6601). The project is considered an emergency repair to address stream bank erosion which has led to exposure of the existing 8-inch sanitary sewer line and threatens the integrity of the line. The disturbance is the minimum necessary to stabilize the stream bank and to protect the sewer line.

Mitigation Requirement: The stabilization of the stream bank and sewer shall only disturb those environmental areas as stated in the request and as delineated on the design plans dated April 11, 2021. Any disturbances to regulated environmental features beyond this request are not permitted unless the applicant submits a formal request to the Department of Planning & Zoning in accordance with Section 16.116(c). The disturbed areas shall be stabilized and seeded or planted with native vegetation in accordance with the design plans. The applicant will be required to obtain all necessary approvals and authorizations by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) for activities in regulated areas prior to submission of a grading permit application. Copies of the approved MDE permits shall be submitted with the grading permit application.

Reason For Denial:

Necessary Disturbance Action Date Between 5/1/2021 and 5/31/2021

Capital Proj - Stonebrook Lane; Howard S6268/S6601 County Capital Project S6268/S6601- Emergency Sewer Pipe Repair	4/19/2021	Howard County	Howard County DPW	Near Stonebrook Lane	Approve	5/20/2021
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Description: Request for approval for essential or necessary disturbance to grade and remove vegetative cover within a stream and streambank buffer associated with an emergency repair project to protect an exposed section of 8-inch sanitary sewer serving Stonebrook in Columbia, MD (Capital Project #S-6268/S-6601). The project is considered an emergency repair to address stream bank erosion which has led to exposure of the existing 8-inch sanitary sewer line and threatens the integrity of the line. The disturbance is the minimum necessary to stabilize the stream bank and to protect the sewer line.

Mitigation Requirement: The stabilization of the stream bank and sewer shall only disturb those environmental areas as stated in the request and as delineated on the design plans dated April 11, 2021. Any disturbances to regulated environmental features beyond this request are not permitted unless the applicant submits a formal request to the Department of Planning & Zoning in accordance with Section 16.116(c). The disturbed areas shall be stabilized and seeded or planted with native vegetation in accordance with the design plans. The applicant will be required to obtain all necessary approvals and authorizations by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) for activities in regulated areas prior to submission of a grading permit application. Copies of the approved MDE permits shall be submitted with the grading permit application.

Reason For Denial:

Necessary Disturbance Action Date Between 5/1/2021 and 5/31/2021

Capital Proj - S6268/S6601	Basket Ring Road; Howard County Capital Project	4/19/2021	Howard County	Howard County DPW	Near Basket Ring Road	Approve	5/20/2021
	S6268/S6601- Emergency Water Main Repair						

Description: Request for approval for essential or necessary disturbance to grade and remove vegetative cover within a stream and streambank buffer associated with an emergency repair project to protect an exposed section of 6-inch water main serving Oakland Mills neighborhood in Columbia, MD (Capital Project #S-6268/S-6601). The project is considered an emergency repair to address stream bank erosion which has led to exposure of the existing 6-inch ductile iron pipe and threatens the integrity of the line. The disturbance is the minimum necessary to stabilize the stream bank and to protect the water line.

Mitigation Requirement: The stabilization of the stream bank and water main shall only disturb Reason For Denial: those environmental areas as stated in the request and as delineated on the design plans dated April 11, 2021. Any disturbances to regulated environmental features beyond this request are not permitted unless the applicant submits a formal request to the Department of Planning & Zoning in accordance with Section 16.116(c). The disturbed areas shall be stabilized and seeded or planted with native vegetation in accordance with the design plans. The applicant will be required to obtain all necessary approvals and authorizations by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) for activities in regulated areas prior to submission of a grading permit application. Copies of the approved MDE permits shall be submitted with the grading permit application.

Necessary Disturbance Action Date Between 5/1/2021 and 5/31/2021

Capital Proj. - Billingsgate Row; Howard S6268/S6601 County Capital Project S6268/S6601- Emergency Sewer Pipe Repair	5/20/2021	Howard County	Howard County DPW	Near Billingsgate Row	Approve	5/21/2021
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Description: Request for approval for essential or necessary disturbance to grade and remove vegetative cover within a stream and streambank buffer associated with an emergency repair project to protect an exposed section of 8-inch sanitary sewer serving Clary Forest neighborhood in Columbia, MD (Capital Project #S-6268). The project is considered an emergency repair to address stream bank erosion which has led to exposure of the existing 8-inch sanitary sewer line and threatens the integrity of the line. The disturbance is the minimum necessary to stabilize the stream bank and to protect the sewer line.

Mitigation Requirement: The stabilization of the stream bank and sewer shall only disturb those environmental areas as stated in the request and as delineated on the design plans dated September 15, 2020. Any disturbances to regulated environmental features beyond this request are not permitted unless the applicant submits a formal request to the Department of Planning & Zoning in accordance with Section 16.116(c). The disturbed areas shall be stabilized and seeded or planted with native vegetation in accordance with the design plans. The applicant will be required to obtain all necessary approvals and authorizations by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) for activities in regulated areas prior to submission of a grading permit application. Copies of the approved MDE permits shall be submitted with the grading permit application.

Reason For Denial: