

Necessary Disturbance Requests Summary Report

Necessary Disturbance Action Date Between 9/1/2021 and 9/30/2021

File Number	File Name	Date Submitted	Developer	Owner	Location Description	Action	Action Date
Capital Project # J-4240-01	BEETZ ROAD DRAINAGE IMPROVEMENTS	8/4/2021	HOWARD COUNTY DPW	HOWARD COUNTY DPW	860 BEETZ ROAD	Approve	9/10/2021

Description: request for approval for essential or necessary streambank buffers, wetlands, wetland buffers and 100-year floodplain disturbances associated with the road drainage improvements at 860 Beetz Road in Mt Airy, MD. The disturbance is the minimum necessary to install 203 linear feet of 24" storm drain, three manholes, one headwall, 51 linear feet of 15" storm drain, one new inlet, 100 linear feet of curb and gutter and associated grading. The project will employ best management practices for work conducted in the stream buffer, wetlands, wetland buffers and 100-year floodplain. The disturbed areas shall be restored as closely as possible to their original state.

Mitigation Requirement: The excavation of the installation site and associated grading shall only disturb those environmental areas as stated in the request and as delineated on the Wallace Montgomery Preliminary Plan and Profiles dated August 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 trench areas shall be returned to their existing conditions in accordance with the preliminary and profile 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 and USACE permits shall be submitted along with the grading permit application.

Reason For Denial:

SP-21-002	BETHANY GLEN - ARAH	8/16/2021	ELM STREET DEVELOPMENT	THE ESTATE OF RUTH L. HARBIN	POSTWICK RD	Approve	9/21/2021
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Necessary Disturbance Action Date Between 9/1/2021 and 9/30/2021

Description: Request for approval for essential or necessary stream, stream buffer, and 100-year floodplain disturbances associated with two public sewer line installations to serve the above referenced project. This request is for two public sewer line installations for the above referenced project but will have less impact than previously approved to the environmental features. There will be 3,006 SF less impact to the stream and stream bank buffers and 283 SF less impact to the floodplain. The disturbances associated with these two connections are in Neighborhoods D and E as detailed on a plan exhibit filed with this request. The disturbances are necessary for providing the Bethany Glen age-restricted adult housing project water and sewage service to the southern section of the site. The disturbances are minimized to the limits needed for the trenching and installation of the sewer line. The proposed sewer line installations 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.

Mitigation Requirement: The sewer line installations shall only disturb those environmental areas as stated in the request and delineated in Neighborhoods D and E on the Necessary Disturbance plan exhibit; 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 Sections 16.115(c)(2) and 16.116(c)(1). The disturbed area shall be re-vegetated and returned to its natural condition to the greatest extent possible; all steep slope disturbances are to be stabilized utilizing methods of 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.

Reason For Denial:

SP-16-013	TAYLOR HIGHLANDS (TAYLOR PLACE - PH 1)	5/30/2017	TAYLOR PLACE DEV CORP	HISTORIC ELLICOTT PROPERTIES	COLLEGE AVE NE OF VILLAGE CREST DR	Approve	9/29/2021
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Necessary Disturbance Action Date Between 9/1/2021 and 9/30/2021

Description: Request for approval for essential or necessary wetland, wetland buffer, stream, streambank buffer, floodplain and steep slope disturbances associated with the construction of a private roadway, storm drainage systems and public sewer connections in the Taylor Highlands- Phase 1 development project (SP-16-013). The disturbance is the minimum necessary to construct the proposed sewer connection, storm drains and Taylor Way road extension. The construction will employ best management practices for work conducted in the wetlands, floodplain, streams and buffers. The disturbed areas shall be restored as closely as possible to their original state. Steep slope disturbances #1 and #2 are necessary to accommodate the outfall from several stormwater management facilities. The outfalls have been designed to run with contour to the greatest extent possible to limit the disturbed area, maximize forest retention and to avoid specimen trees. The alignment of the outfall pipe has been designed to discharge to the existing culvert at New Cut Road. These disturbances do not result in permanent changes to grade and will be restored to the existing grade and stabilized. Steep slope disturbance #3, stream buffer disturbances #2 & #3, stream disturbances #1 & #2 and floodplain disturbance #1 are necessary for construction of the 8" public sewer main which discharges to the New Cut Road pump station. The horizontal alignment was designed to locate the sewer in an area which reduces impacts to specimen trees and allows for gravity sewer service for the subject property. The entire area will be restored to original grade and stabilized. Steep slope disturbance #4 is necessary to extend the existing Taylor Way roadway over the existing swale to the subject property. The roadway construction will require fill and a culvert to facilitate the existing drainage. The roadway grade and alignment has been adjusted to the north to the greatest extent possible to minimize disturbance to the steep slope. The wetland and wetland buffer disturbance are also necessary to construct the extension of Taylor Way. The road has been aligned to connect with the proposed Crested View roadway at a traffic circle. The road was also designed to retain the upper parking lot for the continued use of the hospital facility. Stream buffer disturbance #1 is necessary to extend the proposed storm drain outfall to the intermittent stream to create a stable and non-erosive outfall condition as required by the Soil Conservation District and MD Dept. of the Environment.

Necessary Disturbance Action Date Between 9/1/2021 and 9/30/2021

Mitigation Requirement: The public sewer, storm drainage and road construction shall only disturb those environmental areas as stated in the request and as delineated on the plan exhibit dated August 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 in accordance with erosion and sediment control plans included with the future Final Plans or Site Development 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 approval of the Final Plan or Site Development Plan. MDE permit numbers shall be referenced on all future plans and grading permit applications. A stream cleanup and restoration plan shall be included with the Final Plan or Site Development Plan for the intermittent stream as shown on the plan exhibit dated August 2021. The plan shall identify all areas of debris cleanup within the stream and buffer and provide details for cleanup methods and stabilization. The plan shall identify and provide details for any proposed restoration practices necessary to stabilize the stream banks and to prevent continued erosion. Any applicable permits from the MD Dept. of the Environment shall be obtained prior to approval of the Final Plan or Site Development Plan.

Reason For Denial:

W/S Contract # 24-5183-D	GUILDFORD ROAD PROPERTIES - PUBLIC SEWER INSTALLATION	6/30/2021	SANTOS REALTY, LLC	SANTOS REALTY, LLC	10408, 10412, 10416 GUILDFORD ROAD	Approve	9/30/2021
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Description: Request for approval for essential or necessary streambank buffers, wetlands, wetland buffers and 100-year floodplain disturbances associated with a gravity sewer installation at 10408, 10412 and 10416 Guilford Road in Jessup MD. The disturbance is the minimum necessary to access and excavate the installation site. The project will employ best management practices for work conducted in the stream buffer, wetlands, wetland buffers and 100-year floodplain. The disturbed areas shall be restored as closely as possible to their original state. The applicant initially applied to install grinder pumps and pump waste to the existing sewer on Guilford Road. This request was denied by the Bureau of Utilities as there is an existing gravity sewer located in the rear of the subject properties.

Necessary Disturbance Action Date Between **9/1/2021** and **9/30/2021**

Mitigation Requirement: The excavation of the maintenance site shall only disturb those environmental areas as stated in the request and as delineated on the Bayland Preliminary Plan and Profiles dated June 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 trench areas shall be returned to their existing conditions in accordance with the preliminary and profile 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 and USACE permits shall be submitted along with the grading permit application.

Reason For Denial: