

Necessary Disturbance Requests Summary Report

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

File Number	File Name	Date Submitted	Developer	Owner	Location Description	Action	Action Date
F-01-139	IRVIN DASHER SUBDIVISION	3/5/2001		C & P TELEPHONE CO OF MD	W SIDE OF OAKLAND MILLS RD 1000' S OF FAIRMEAD LN	Approve	1/11/2021

Description: Request for essential or necessary temporary disturbance to approximately 7,200 SF of stream buffer to make a 6" sewer connection into existing SMH-9900, install approximately 207' of line, install new SMH-9901 and place two separate SHCs stubs at the common property line with Lot 2 Dasher Woods in order to provide a private sewer connection for Dasher Woods Homestead Lots 1 & 2 from the existing SMH-9900 on the adjoining Verizon Property.

Mitigation Requirement: The proposed restoration project will employ best management practices for work conducted in the stream and buffers. The proposed grading and removal of vegetative cover is the minimum necessary to provide a safe and suitable public sewer connection. All disturbed areas shall be returned to its natural state. It shall be stabilized in accordance with permanent seedbed notes of the 2011 MDE Standards for Erosion and Sediment Control. Vegetative habitat will be restored via the reseeding and restoration of the disturbed area upon completion.

Reason For Denial:

SDP-21-017	EMERSON PROJECT	12/18/2020	KTJ 371, LLC	EMERSON DEVELOPMENT IX, LLC	ETERNAL RINGS RD	Approve	1/11/2021
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Description: Request for essential or necessary stream buffer disturbance associated with the Emerson Project site development plan. The project proposes minimal stream buffer disturbance to extend South Eternal Rings Drive (a public road). There is an existing roadway culvert crossing under South Eternal Rings Drive with asphalt paving and sidewalk located within the stream buffer and a tee turnaround west of the stream buffer. The project will disturb the existing asphalt and roadway elements to extend the public roadway and dedicate right-of-way to the County for construction of a cul-de-sac that will meet County standards. Construction within the stream buffer includes roadway asphalt for South Eternal Rings Drive, curb and gutter, concrete sidewalk extension and utility connections.

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

Mitigation Requirement: Extension of the public roadway will employ best management practices for work conducted in the disturbed stream buffer area; those disturbed areas shall be returned as a closely as possible to its original natural state. The improvements shall only disturb the stream buffer area as stated in the request and delineated on the site development plan (SDP-21-017). 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 and returned to its natural condition.

Reason For Denial:

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SDP-87-100	JUNCTION INDUSTRIAL PARK	2/9/2021	Generic Location for Plans and Cases	Approve	2/8/2021
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Description: Request for essential or necessary temporary disturbance to approximately 69,955 SF of steep slopes greater than 25% to address maintenance deficiencies, meet current MDE dam design standards, and protect downstream properties under Capital Project D-1177 at 10000 Junction Drive, Annapolis Junction, Maryland.

Mitigation Requirement: The proposed grading and removal of vegetative cover is the minimum necessary for improvement of stormwater treatment/retention and to improve water quality downstream. The proposed restoration project will employ best management practices for work conducted on the existing embankments of the existing pond. All disturbed areas will be returned to their natural state following 2011 MDE Standards for Erosion and Sediment Control. Vegetative habitat will be restored via the reseeding and restoration of the disturbed area upon completion.

Reason For Denial:

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SP-21-002	BETHANY GLEN - ARAH	12/8/2020	ELM STREET DEVELOPMENT THE HOWARD COUNTY IRON POSTWICK RD BRIDGE HOUNDS, INC.	Approve	2/11/2021
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Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

Description: Request for essential or necessary stream, stream buffer, wetlands, wetlands buffer, and 100-year floodplain disturbances associated with two public sewer line installations and to connect a water line loop to serve the above referenced project. The proposed installations will connect to existing water and sewer mains to provide essential water and sewer services for the proposed age-restricted adult housing project. 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 and water line loop.

Mitigation Requirement: 1. The sewer line installations and the water line 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). Reason For Denial:

SDP-21-003	OAKLAND RIDGE INDUSTRIAL PARK	12/2/2020	Nichols Development Company, LLC	9190, LLC	RED BRANCH RD	Approve	2/17/2021
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Description: Request for essential or necessary streambank buffer and 100-year floodplain disturbances associated with the construction of public sewer to connect to the existing public sewer main in order to provide gravity sewer service for the proposed warehouse and office buildings at 9188 and 9190 Red Branch Road (SDP-21-003).

Mitigation Requirement: The disturbance is the minimum necessary to construct the sewer connection. The public sewer construction shall only disturb those environmental areas as stated in the request and as delineated on the Site Development Plan, SDP-21-003. 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 the SDP-21-003 erosion and sediment control plan. 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. MDE permit numbers shall be referenced on SDP-21-003 and on the grading permit application and plan. Reason For Denial:

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

SDP-21-007	NORTH LAUREL PARK, LOT 15	1/19/2021	THE LEGENDS GROUP	IBRAHIM	TERMINUS OF DECATUR PL	Approve	2/23/2021
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Description: Request for essential or necessary disturbance to the 50' stream bank buffer associated with the access driveway and stormwater management features for the proposed single-family dwelling. There are no other reasonable alternatives for providing access and stormwater management to the lot.

Mitigation Requirement: 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. In accordance with the Howard County Subdivision and Land Development Regulations, no grading, removal of vegetative covers or trees, paving and new structures shall be permitted within the 100-year floodplain, wetland, streams, or their buffers, except as permitted by this alternative compliance petition. Any expansion to the scope of work beyond what is shown on the plan exhibits will require additional evaluation from Howard County review agencies.

Reason For Denial:

WP-21-104	VILLAGE OF MONTGOMERY RUN SWM POND REPAIR	3/18/2021	HOWARD COUNTY DPW		N SIDE TERMINUS OF MONTGOMERY RUN RD	Approve	4/14/2021
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Description: Request for essential or necessary stream and stream buffer 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. 0.49 acres of herbaceous vegetation will be cleared in the stream buffer as a result of grading the stormwater facility and channel stabilization to replace an existing riser structure, drain valve, and intake, repair the principal spillway channel and maximize WQ treatment/impervious credit by expanding the pool. This disturbance to the stream buffer cannot be avoided to make the necessary repairs as described above

Mitigation Requirement: The disturbed 0.49 acres of disturbance to the stream buffer area shall be re-vegetated and returned to its natural condition to the greatest extent possible. 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. 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:

Necessary Disturbance Requests Summary Report

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

F-20-074 DOUGLAS WOODS 12/29/2020 GP NORTH, LLC GP NORTH, LLC TERMINUS OF DEBORAH JEAN DR Approve 4/19/2021

Description: Request for essential or necessary 100-year floodplain, wetland and stream buffer disturbance associated with the construction of a public sewer line for three single family dwellings. The disturbance is necessary for providing construction of a public sewer line for three single family dwellings. There are no other reasonable alternatives for providing access to the lot.

Mitigation Requirement: The proposed development project will employ best management practices for work conducted in the 100-year floodplain, wetlands, and stream buffer and use super silt fence along the limit of disturbance. 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. In accordance with the Howard County Subdivision and Land Development Regulations, no grading, removal of vegetative cover of trees, paving and new structures shall be permitted within the 100 year floodplain, wetland streams or their buffers, except as permitted by this alternative compliance petition. Any expansion to the scope of work beyond what is shown on the plan exhibits will require additional evaluation from Howard County review agencies. The Alternative Compliance Shall apply only to the uses and structures described and as shown on the exhibit and not to any other activities, uses, structures, or additions to this property.

Reason For Denial:

WP-21-123 BONNIE BRANCH EMERGENCY SEWER PROTECTION & STREAM BANK STABILIZATION 5/4/2021 HOWARD COUNTY DPW, UTILITY DESIGN DIVISION W SIDE BONNIE BRANCH RD, NW OF 4743 BONNIE BRANCH RD Approve 4/22/2021

Description: Request for approval for essential or necessary stream, streambank buffer, wetland buffer, 100-year floodplain and steep slope disturbances associated with an emergency repair project to protect an exposed manhole (MH 124) and sewer along the Bonnie Branch interceptor sewer in Ellicott City, MD (Capital Project #E-6282). The bank stabilization projec is critical to protect Howard County sanitary sewer infrastructure. The project is considered an emergency repair to address stream bank erosion which has led to exposure of the existing sewer manhole and threatens the integrity of the sewer line. The disturbance is the minimum necessary to stabilize the stream bank and to protect the manhole and sewer. The stabilization of the stream bank will employ best management practices for work conducted in the stream, streambank buffer, wetland buffer and 100-year floodplain. The disturbed areas shall be restored as closely as possible to their original state.

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

**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 90% design plans dated April 16, 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.

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F-20-016	LYHUS PROPERTY	3/18/2021	ROCK REALTY, INC.	LYHUS DEVELOPMENT, LLC	LIME KILN RD W OF SCAGGSVILLE RD	Approve	5/4/2021
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**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.

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

F-06-169	BELMONT STATION (ELKRIDGE LANDING)	6/8/2006	ELKRIDGE LANDING DEVELOPMENT COMPANY, INC.	ELKRIDGE DEVELOPMENT LLC SW SIDE US RT 1 OPPOSITE TROY HILL DR NO. 2 LLC	Approve	5/7/2021
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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 Requests Summary Report

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

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 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.

Reason For Denial:

Capital Proj - S6268/S6601	Stonebrook Lane; Howard 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.



Necessary Disturbance Action Date Between **1/1/2021** and **12/31/2021**

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:

SDP-74-050	MAYFIELD REPAIR FACILITY	1/1/1960		Approve	5/20/2021
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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 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.

Reason For Denial:

Necessary Disturbance Requests Summary Report

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

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

Capital Proj - S6268/S6601	Watchlight Court; Howard 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.

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

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:

Capital Proj. - S6268/S6601	Billingsgate Row; Howard 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:

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

SDP-20-027	ELLICOT GARDENS II	2/16/2021	Ellicott Gardens 2 Limited Partnership	HOWARD COUNTY HOUSING COMMISSION	E SIDE WATERLOO RD N OF 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:

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
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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.

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

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:

F-20-076	GRACE MEADOWS	6/30/2021	K. Hovnanian at Grace Meadows, LLC	GRACE T. SCHUTT REVOCABLE TRUST	HANOVER RD AT FAIRBOURNE	Approve	6/30/2021
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Description: Request for essential or necessary wetland, wetland buffer, stream and streambank buffer disturbances associated with the construction of public sewer to provide gravity sewer service to Lots 1-12 in the Grace Meadows subdivision (F-20-076) and to provide a stable storm drain outfall. The disturbance is the minimum necessary to construct the sewer connection and storm drain outfall. The location of the proposed sewer connection minimizes disturbance to wetlands and streams and allows for gravity sewer service to Lots 1-12.

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

Mitigation Requirement: The public sewer construction shall only disturb those environmental areas as stated in the request and as delineated on the F-20-076 road drawings and record plat. 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 the F-20-076 erosion and sediment control 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. MDE permit numbers shall be referenced on F-20-076 and on the future site development plans and grading permit applications.

Reason For Denial:

Capital Proj - S6268	Gales Lane Sewer and Stream Stabilization	6/30/2021 Howard County	Howard County DPW	GALES LANE	Approve	6/30/2021
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Description: Request for essential or necessary stream, streambank buffer, wetland buffer and 100-year floodplain disturbances associated with a stream and sewer stabilization project near Gales Lane in Columbia, MD (Capital Project #S-6268). The disturbance is the minimum necessary to stabilize the stream and to protect the sewer. The stabilization of the stream will employ best management practices for work conducted in the stream, streambank buffer, wetland buffer and 100-year floodplain. The disturbed areas shall be restored as closely as possible to their original state

Mitigation Requirement: The stabilization of the stream and sewer shall only disturb those environmental areas as stated in the request and as delineated on the Natural Resource Impacts Plan dated May 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 1/1/2021 and 12/31/2021

n/a	COLONIAL PIPELINE COMPANY LINE 31, DIG 1016	6/8/2021	COLONIAL PIPELINE COMPANY	COLONIAL PIPELINE COMPANY	NEAR MANSION LANE IN ELKRIDGE	Approve	7/13/2021
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Description: Request for approval for essential or necessary stream, streambank buffer, wetland, wetland buffer and 100-year floodplain disturbances associated with a preventative pipeline maintenance project near Mansion Lane in Elkridge, MD. The disturbance is the minimum necessary to access and excavate the maintenance site and to stabilize the eroding streambank to protect the pipeline. The project will employ best management practices for work conducted in the stream, wetlands, buffers and 100-year floodplain. The disturbed areas shall be restored as closely as possible to their original state. The project will employ best management practices for work conducted in the stream, wetlands, buffers and 100-year floodplain. The disturbed areas shall be restored as closely as possible to their original state.

Mitigation Requirement: 1. The stabilization of the streambank and excavation of the maintenance site shall only disturb those environmental areas as stated in the request and as delineated on the Colonial Pipeline Company Maintenance Plan 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). Construction mats shall be used to access the maintenance area within the wetlands and 25' wetland buffer, as shown on the Colonial Pipeline Company Maintenance Plan dated April 2021. The disturbed areas shall be stabilized and seeded in accordance with the erosion and sediment control 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:

n/a	COLONIAL PIPELINE COMPANY LINE 32, DIG 1001	7/1/2021	COLONIAL PIPELINE COMPANY	COLONIAL PIPELINE COMPANY	NEAR GAITHER ROAD IN SYKESVILLE, MD	Approve	7/21/2021
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Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

Description: Request for approval for essential or necessary stream, streambank buffer, wetland and wetland buffer disturbances associated with a preventative pipeline maintenance project near Gaither Road in Sykesville, Maryland. The disturbance is the minimum necessary to access and excavate the maintenance site. The project will employ best management practices for work conducted in the stream, wetlands and buffers. The disturbed areas shall be restored as closely as possible to their original state. The applicant received approval from MD Department of the Environment for the proposed modification to Authorization No. 15-NT-0139/201560636 and from the US Army Corps of Engineers for the modification to Permit No. 2015-60636-M38.

Mitigation Requirement: The excavation of the maintenance site shall only disturb those environmental areas as stated in the request and as delineated on the Colonial Pipeline Company Maintenance Plan 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). Construction mats shall be used to access the maintenance area within the wetlands, 25' wetland buffer and to bridge the intermittent streams, as shown on the Colonial Pipeline Company Maintenance Plan dated June 2021. The disturbed areas shall be stabilized and seeded in accordance with the erosion and sediment control 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:

F-21-011	CHAPELGATE	4/8/2021	SECURITY DEVELOPMENT LLC CHAPELGATE PRESBYTERIAN CHURCH	NORTHWEST CORNER OF THE INTERSECTION OF US 40 WITH MARRIOTTSVILLE ROAD	Approve	7/23/2021
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Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

Description: Request for approval for essential or necessary disturbance for a stream crossing that will impact a perennial stream, stream buffer, wetland and wetland buffers, and floodplain to create site access for the above-referenced project. In addition, the disturbance of wetlands, wetland buffers and floodplain is also requested for two outfalls, one associated with a gravel wetland to be constructed for stormwater management, and the other associated with a storm drain that discharges on the east side of Marriottsville Road. A third floodplain disturbance for an outfall that leads from a culvert from a proposed bioretention facility under the roadway and discharges into the floodplain, located just west of the headwall for the stream crossing is also part of this request. The proposed stream crossing has been located to simultaneously provide the best intersection distance between the proposed new road and the intersection of Albeth Road and Marriottsville Road. The geometry of the stream crossing is based on coordination with the Department of Public Works and the Department of Planning and Zoning to ensure traffic safety and limit environmental disturbances to the extent possible. A bottomless arch culvert will be used for the stream crossing to limit impacts to stream flow and wildlife. There are no other reasonable alternatives to provide access to the property that meet the requirements multiple design requirements and design constraints for this site.

Mitigation Requirement: For the stream crossing, a bottomless arch culvert will be installed. The outfalls are designed to accommodate drainage and provide non-erosive drainage. Any areas of vegetation not permanently improved with a structure shall be revegetated as part of the forest conservation plan or landscape plan associated with F-21-011.

Reason For Denial:

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n/a	BGE GAS MAIN INSPECTION + REPAIRS - LINDEN CHURCH GAS MAIN	7/1/2021	BALTIMORE GAS + ELECTRIC	BALTIMORE GAS + ELECTRIC	NEAR 11841 CHAPEL ESTATES DRIVE	Approve	8/19/2021
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Description: Request for approval for essential or necessary streambank buffer, wetland buffer and 100-year floodplain disturbances associated with a BGE gas main inspection and repair project near 11841 Chapel Estates Drive, Clarksville, MD. The preventative maintenance project is critical to inspect and repair the existing 26" gas main infrastructure in accordance with Federal DOT regulatory requirements. The disturbance is the minimum necessary to access and excavate the 26" gas main for inspection and repair. The project will employ best management practices for work conducted in the stream buffer, wetland buffer and 100-year floodplain. The disturbed areas shall be restored as closely as possible to their original state.

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

Mitigation Requirement: The excavation of the maintenance site shall only disturb those environmental areas as stated in the request and as delineated on the BGE Gas Main Inspection and Repair Plan dated May 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). Construction mats shall be used to access the maintenance area within the 25' wetland buffer, as shown on the BGE Gas Main Inspection and Repair Plan dated May 2021. The disturbed areas shall be stabilized and seeded in accordance with the erosion and sediment control 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: n/a

n/a	BGE GAS MAIN INSPECTION + REPAIRS - LINDEN CHURCH GAS MAIN	7/1/2021	BALTIMORE GAS + ELECTRIC	BALTIMORE GAS + ELECTRIC	NEAR 11801 SHEPARDS CROSSING	Approve	8/19/2021
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Description: Request for approval for essential or necessary streambank buffer, wetland buffer and 100-year floodplain disturbances associated with a BGE gas main inspection and repair project near 11801 Shepard Crossing, Clarksville, MD. The preventative maintenance project is critical to inspect and repair the existing 26" gas main infrastructure in accordance with Federal DOT regulatory requirements. The disturbance is the minimum necessary to access and excavate the 26" gas main for inspection and repair. The project will employ best management practices for work conducted in the stream buffer, wetland buffer and 100-year floodplain. The disturbed areas shall be restored as closely as possible to their original state.

Necessary Disturbance Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: The excavation of the maintenance site shall only disturb those environmental areas as stated in the request and as delineated on the BGE Gas Main Inspection and Repair Plan dated May 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). Construction mats shall be used to access the maintenance area within the 25' wetland buffer, as shown on the BGE Gas Main Inspection and Repair Plan dated May 2021. The disturbed areas shall be stabilized and seeded in accordance with the erosion and sediment control 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: n/a

n/a	BGE GAS MAIN INSPECTION + REPAIRS - LINDEN CHURCH GAS MAIN	7/1/2021	BALTIMORE GAS + ELECTRIC	BALTIMORE GAS + ELECTRIC	EAST OF HIGH TOR HILL & TAMAR DRIVE	Approve	8/19/2021
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Description: Request for approval for approval for essential or necessary streambank buffer and 100-year floodplain disturbances associated with a BGE gas main inspection and repair project near High Tor Hill and Tamar Drive in Columbia, MD. The preventative maintenance project is critical to inspect and repair the existing 26" gas main infrastructure in accordance with Federal DOT regulatory requirements. The disturbance is the minimum necessary to access and excavate the 26" gas main for inspection and repair. The project will employ best management practices for work conducted in the stream buffer and 100-year floodplain. The disturbed areas shall be restored as closely as possible to their original state.

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

Mitigation Requirement: The excavation of the maintenance site shall only disturb those environmental areas as stated in the request and as delineated on the BGE Gas Main Inspection and Repair Plan dated May 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). Construction mats shall be used to access the maintenance area within the stream buffer, as shown on the BGE Gas Main Inspection and Repair Plan dated May 2021. The disturbed areas shall be stabilized and seeded in accordance with the erosion and sediment control 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.

n/a	BGE GAS MAIN INSPECTION + REPAIRS - LINDEN CHURCH GAS MAIN	7/1/2021	BALTIMORE GAS + ELECTRIC	BALTIMORE GAS + ELECTRIC	WEST OF HIGH TOR HILL & TAMAR DRIVE	Approve	8/19/2021
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Description: Request for approval for essential or necessary streambank buffer and in stream disturbances associated with a BGE gas main inspection and repair project near High Tor Hill and Tamar Drive in Columbia, MD. The preventative maintenance project is critical to inspect and repair the existing 26" gas main infrastructure in accordance with Federal DOT regulatory requirements. The disturbance is the minimum necessary to access and excavate the 26" gas main for inspection and repair. The project will employ best management practices for work conducted in the stream and stream buffer. The disturbed areas shall be restored as closely as possible to their original state.

Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

Mitigation Requirement: The excavation of the maintenance site shall only disturb those environmental areas as stated in the request and as delineated on the BGE Gas Main Inspection and Repair Plan 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). Construction mats shall be used to access the maintenance area within the stream buffer, as shown on the BGE Gas Main Inspection and Repair Plan dated April 2021. The disturbed areas shall be stabilized and seeded in accordance with the erosion and sediment control 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: n/a

Capital Proj. D-1159	GERWIG LANE SWM FACILITY PRINCIPAL SPILLWAY REPLACEMENT	8/19/2021	HOWARD COUNTY	HOWARD COUTNY DPW	GERWIG LANE SWM FACILITY	Approve	8/31/2021
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Description: Request for approval for essential or necessary disturbance to temporarily impact 207 SF (105 LF) of Non-tidal Waters of the United States (WUS), permanently impact 192 SF (18 LF) of WUS and approximately 79,989 square feet of steep slopes and highly erodible soils necessary to stabilize the outfall and complete replacement of the principal spill way at Gerwig Lane Stormwater Management Facility under Capital Project number D-1159. The proposed grading and removal of vegetative cover is the minimum necessary for the stormwater features. The proposed project will employ best management practices for work conducted in the stream, wetlands and their buffers. All temporarily disturbed areas (207 SF (105 LF) of WUS) will be returned to their natural state following 2011 MDE Standards for Erosion and Sediment Control.

Mitigation Requirement: All temporarily disturbed areas (207 SF (105 LF) of WUS) shall be returned to its natural state. It shall be stabilized in accordance with permanent seedbed notes of the 2011 MDE Standards for Erosion and Sediment Control. Vegetative habitat will be restored via the reseeding and restoration of the disturbed area upon completion.

Reason For Denial: n/a

Capital Project # J-4240-01	BEEZ ROAD DRAINAGE IMPROVEMENTS	8/4/2021	HOWARD COUNTY DPW	HOWARD COUNTY DPW	860 BEEZ ROAD	Approve	9/10/2021
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Necessary Disturbance Action Date Between 1/1/2021 and 12/31/2021

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:

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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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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.

Necessary Disturbance Action Date Between **1/1/2021** and **12/31/2021**

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:

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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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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 **1/1/2021** and **12/31/2021**

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 1/1/2021 and 12/31/2021

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:

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ECP-21-010	SPARROW'S LANDING	9/17/2021	SPARROW'S LANDING LLC & SPARROW'S LANDING LLC & MEADOWRIDGE RD EAST OF 95 DESIGN BUILD ALLIANCE LLC DESIGN BUILD ALLIANCE LLC	Approve	10/29/2021
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Description: Request for approval for essential or necessary floodplain, wetland, wetland buffer, stream and streambank buffer disturbances associated with the construction of public sewer to provide sewer services to Lots 2-6 (5 residential lots and 2 open space lots) in the Sparrows Landing subdivision (ECP-21-010) and to provide stable storm drain outfall. The location of the proposed sewer connection minimizes disturbance to floodplain, wetlands and streams and allows for sewer service to the proposed residential lots. The proposed rip-rap stone located within the floodplain and streambank buffer beyond the storm drain outfall for Outfalls 2 and 3. The disturbance is the minimum necessary to construct the sewer connection and storm drain outfalls. The sewer construction will employ best management practices for work conducted in the floodplain, wetlands, streams and buffers. The disturbed areas shall be restored as closely as possible to their original state.

Necessary Disturbance Action Date Between **1/1/2021** and **12/31/2021**

Mitigation Requirement: The public sewer construction shall only disturb those environmental areas as stated in the request and as delineated on ECP-20-010. Any disturbances to regulated environmental features beyond this request are not permitted unless the applicant submits a formal request to the Department of Planning and Zoning in accordance with Section 16.116(c). The disturbed areas shall be stabilized and seeded. This will be finalized at the final plan phase of the development process. The applicant will be required to obtain all necessary approvals and authorizations by the Maryland Department of Environment (MDE) and the U.S. Army Corps of Engineers (USACE) for activities in regulated areas prior to submission of a grading permit application. MDE permit numbers shall be referenced on the future subdivision plans, site development plans and grading permit applications.

Capital Project D-1175	MICHAELS WAY DRAINAGE IMPROVEMENTS	11/15/2021	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS	MICHAELS WAY IN ELLICOTT CITY, MD	Approve	11/29/2021
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Description: Request for approval for essential or necessary stream, streambank buffer, wetland buffer and 100-year floodplain disturbances associated with a drainage improvement project along Michaels Way in Ellicott City, MD (Capital Project #D-1175). The majority of the impacts will be temporary. Permanent stream impacts are a result of stabilization efforts, which will ensure reduced erosion and sedimentation into the stream channel. The disturbance is the minimum necessary to retrofit the storm drain system and to stabilize the outfalls. The project will employ best management practices for work conducted in the stream, streambank buffer, wetland buffer and 100-year floodplain. The disturbed areas shall be restored as closely as possible to their original state.

Mitigation Requirement: The retrofit of the storm drain system and stabilization of the stream shall only disturb those environmental areas as stated in the request and as delineated on the Natural Resource Impacts Plan dated November 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.