



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Court House Drive

Ellicott City, Maryland 21043

410-313-2350

Voice/Relay

Valdis Lazdins, Director

FAX 410-313-3467

May 30, 2019

Justin Boy
9693 Gerwig Lane, Suite L
Columbia, MD 21046

RE: WP-19-081, Huntington Point
Alternative Compliance Approval

Dear Mr. Boy:

The Director of the Department of Planning and Zoning considered your request for an alternative compliance from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director **approved** your request for an alternative compliance of **Section 16.1205 (a)(7)**.

Approval is subject to the following conditions:

Removal of the twenty-two (22) specimen trees will require replacement mitigation at a ratio of two (2) larger caliper native tree species (at least three (3) inches dbh) for each specimen tree removed (44 trees total). The mitigation planting can be provided as part of the required perimeter landscaping for this project. You must submit a revised landscape plan with your Final Subdivision Plan for this property, that shows how you plan to address this alternative forest conservation mitigation.

Our decision was made based on the following:

Extraordinary Hardships or Practical Difficulties:

Extraordinary hardship would result from the applicant retaining the specimen trees located on the property due to the location of existing specimen trees in relation to the proposed storm water management facilities and proposed single family detached homes. Because of these factors, it is not possible to retain the twenty-two (22) specimen trees and still maintain reasonable development of the property. The retention of the specimen trees cannot be accomplished without severely restricting or eliminating the proposed development and intended use of the site. The applicant's proposal will preserve five (5) of twenty-seven (27) existing specimen trees on site.

Alternative Proposal

The alternative proposal would require the applicant to retain all specimen trees on the parcel. However, due to the location of existing specimen trees in relation to the proposed storm water management facilities and proposed single family detached homes, retention of the specimen trees cannot be accomplished without severely restricting or eliminating the proposed development and intended use of the site. Therefore, in this situation, it is reasonable to allow the applicant to remove the twenty-two (22) specimen trees and permit alternative compliance with replacement mitigation planting for the removed specimen trees.

not Detrimental to the Public Interest

The alternative compliance request for specimen tree removal will not be detrimental to the public interest since the applicant will be required to provide enhanced landscaping around the perimeter of the property. The enhanced perimeter landscaping will require the applicant to provide two (2) large caliper (at least 3" dbh) shade trees for every one (1) specimen tree removed to help mitigate the loss of the twenty-two (22) specimen trees.

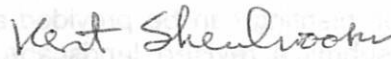
Will not nullify the intent or purpose of the regulations

Approval of the alternative compliance request for specimen tree removal will not nullify the Intent or Purpose of the Regulation because the Subdivision Regulations allow the Department of Planning and Zoning to authorize, "planting in an alternate location," if it is deemed to have a "greater environmental benefit." This Division has determined that the required enhanced landscaping around the perimeter of the property is deemed to have a "greater environmental benefit" than retention of the specimen trees. The enhanced perimeter landscaping will require the applicant to provide two (2) large caliper (at least 3" dbh) shade trees for every one (1) specimen tree removed, will help to mitigate the loss of the twenty-two (22) specimen trees, and will provide an additional buffer to the adjoining community. Therefore, approval of this alternative compliance request will satisfy the Intent of the Regulations by creating an environmental benefit.

Indicate this alternative compliance petition file number, request, section of the regulations, action, conditions of approval, and date on all related plats, and site development plans, and building permits. This alternative compliance approval will remain valid for one year from the date of this letter or as long as a subdivision or site development plan is being actively processed in accordance with the processing provisions of the Regulations.

If you have any questions, please contact JJ Hartner at (410) 313-2350 or email at hartner@howardcountymd.gov.

Sincerely,



Kent Sheubrooks, Chief
Division of Land Development

S/JH

- Research
- DED
- Real Estate Services
- Michelle Sager
- Cynthia Shaw
- Brian Loughery
- Eric Butler
- Benchmark Engineering



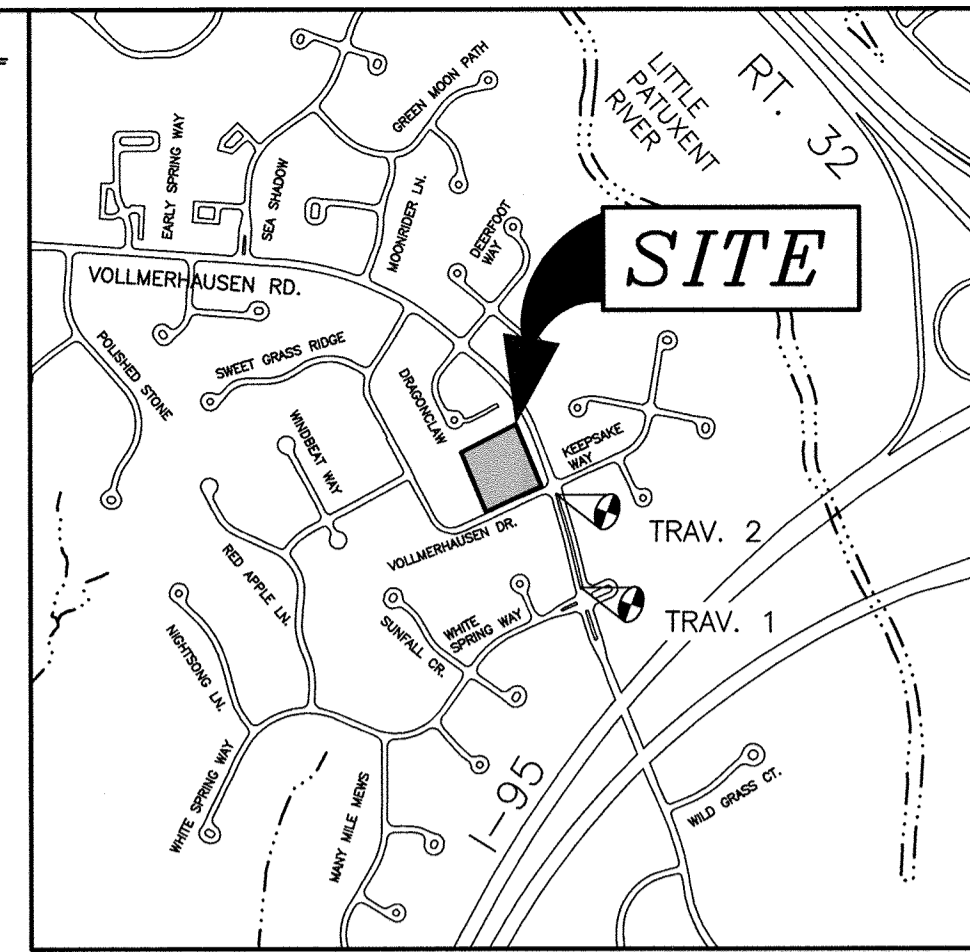
BENCHMARKS NAD'83 HORIZONTAL

TRAV. 1
REBAR AND CAP
N 542370.1616' E 1358287.1054'
ELEVATION: 361.128'

TRAV. 2
REBAR AND CAP
N 542808.3770' E 1358170.8510'
ELEVATION: 356.641'

LEGEND

- 358 --- EXISTING CONTOURS
- 359 --- PROPOSED CONTOURS
- 360 ---
- [Symbol] PROPOSED MICRO-BIORETENTION FACILITY (M-6)
- [Symbol] PROJECT BOUNDARY
- [Symbol] ADJACENT PROPERTY OWNER
- [Symbol] EXISTING TREELINE
- [Symbol] PROPOSED TREELINE
- [Symbol] PROPOSED SEWER
- [Symbol] PROPOSED WATER
- [Symbol] PROPOSED DRYWELL (M-5)
- [Symbol] NON-ROOFTOP DISCONNECTION AREA (N-2)
- [Symbol] PROPOSED IMPERVIOUS AREA
- [Symbol] EXISTING STRUCTURES TO BE REMOVED
- [Symbol] SPECIMEN TREE TO BE REMOVED SEE SHEET 2 FOR SIZE/TYP



ADC MAP: 5053 GRID: F5
VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES

1. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS UNLESS ALTERNATIVE COMPLIANCE(S) HAVE BEEN SUBMITTED AND APPROVED.
2. SUBJECT PROPERTY IS ZONED R-SC PER THE OCTOBER 6, 2013 COMPREHENSIVE ZONING PLAN.
3. THE COORDINATES SHOWN HEREON ARE BASED UPON THE HOWARD COUNTY GEODETIC CONTROL WHICH IS BASED UPON THE MARYLAND STATE PLANE COORDINATE SYSTEM AS ESTABLISHED FROM GIS OBSERVATION.
4. THE PROJECT BOUNDARY IS BASED ON SURVEY BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2019. THE EXISTING ON-SITE TOPOGRAPHY IS BASED ON FIELD SURVEY PERFORMED BY BENCHMARK ENGINEERING, INC. IN FEBRUARY, 2019. EXISTING UTILITIES ARE BASED ON FIELD SURVEY AND COUNTY GIS.
5. A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT AS IT DOES NOT MEET ANY OF THE REQUIREMENTS FOR A NOISE STUDY AS DEFINED IN SECTION 52.2.F.2 OF DESIGN MANUAL VOLUME III.
6. THE FOREST STAND DELINEATION REPORT AND THE WETLANDS CERTIFICATION LETTER WERE PREPARED BY ECO-SCIENCE PROFESSIONALS, INC. ON FEBRUARY 2019.
7. A TRAFFIC STUDY HAS BEEN PREPARED BY MARS GROUP, ON FEBRUARY 2019.
8. THIS PROPERTY IS LOCATED WITHIN THE METROPOLITAN DISTRICT. THE WATER AND SEWER IS PUBLIC.
9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO CEMETERY LOCATIONS ON-SITE.
10. THERE ARE NO HISTORIC SITES/STRUCTURES LOCATED ON THIS SITE.
11. THERE ARE NO WETLANDS, WETLANDS BUFFERS, STREAMS, 100-YR FLOODPLAIN, OR STEEP SLOPES 25% AND GREATER THAT ARE MORE THAN 20 FEET ON TOP OF CONTIGUOUS AREA LOCATED ON THIS SITE.
12. FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
13. PER SECTION 16.12.2.2, THIS PROJECT IS SUBJECT TO 25% OPEN SPACE OR 21,998 SF.
14. THE RECREATIONAL OPEN SPACE REQUIREMENT FOR THIS PROJECT IS NOT REQUIRED SINCE THERE ARE LESS THAN 10 LOTS PER SECTION 16.12.2.4.1 OF THE SUBDIVISION REGULATIONS.
15. THE STORMWATER MANAGEMENT SYSTEM SHOWN ON THESE PLANS ARE AN APPROXIMATION OF THE SIZE, SHAPE, AND LOCATION. IT IS UNDERSTOOD THAT THIS SYSTEM HAS NOT BEEN DESIGNED AND THE ACTUAL DESIGN MAY CHANGE, ALTERING THE NUMBER OF UNITS ALLOCATED FOR THIS DEVELOPMENT.
16. THE REQUIRED COMMUNITY MEETING FOR THIS PROJECT, PER SECTION 16.128 OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, WAS HELD ON FEBRUARY 28, 2019.
17. THIS PROJECT IS SUBJECT TO SECTION 13.402 OF THE COUNTY CODE FOR MODERATE INCOME HOUSING UNITS (MIHU), PER SECTION 13.402C., THIS REQUIREMENT SHALL MET BY A FEE-IN-LIEU PAYMENT IN AN AMOUNT THAT IS TO BE CALCULATED BY THE DEPARTMENT OF INSPECTIONS LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT. THE FEE-IN-LIEU SHALL BE PAID FOR ALL LOTS/RESIDENTIAL UNITS WITHIN THIS SUBDIVISION AT TIME OF BUILDING PERMIT ISSUANCE.
18. PREVIOUS HOWARD COUNTY FILE REFERENCES: ECP-19-042
19. THERE APPEARS TO BE AN EXISTING WELL AND SEPTIC ON THE PROPERTY. THESE SHALL BE PROPERLY ABANDONED IN ACCORDANCE WITH THE HOWARD COUNTY BUREAU OF ENVIRONMENTAL HEALTH. THIS WILL BE DONE PRIOR TO FINAL PLAN APPROVAL.
20. THE FOREST CONSERVATION OBSERVATION AMOUNT OF 0.2 ACRES OF AFFORESTATION SHALL BE MET BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1,742.40. (\$0.75 PER SQUARE FOOT)
21. AN ALTERNATIVE COMPLIANCE TO SECTION 16.1205(c)(7) FOR REMOVAL OF SPECIMEN TREES HAS BEEN SUBMITTED WITH THIS SKETCH PLAN.
22. ALL SIGN POSTS USED FOR TRAFFIC CONTROL SIGNS INSTALLED IN THE COUNTY RIGHT-OF-WAY SHALL BE MOUNTED ON A 2" GALVANIZED STEEL PERFORATED "QUICK PUNCH", SQUARE TUBE POST (14 GAUGE) INSERTED INTO A 2-1/2" GALVANIZED STEEL, PERFORATED, SQUARE TUBE SLEEVE (12 GAUGE) - 3' LONG. THE ANCHOR SHALL NOT EXTEND MORE THAN TWO "QUICK PUNCH" HOLES ABOVE GROUND LEVEL. A GALVANIZED STEEL POLE CAP SHALL BE MOUNTED ON TOP OF EACH POST.
23. A PRIVATE RANGE OF ADDRESS SIGN ASSEMBLY SHALL BE FABRICATED AND INSTALLED BY HOWARD COUNTY BUREAU OF HIGHWAYS AT THE DEVELOPERS/OWNERS EXPENSE. CONTACT HOWARD COUNTY TRAFFIC DIVISION AT 410-313-5751 FOR DETAILS AND COST ESTIMATE.
24. ALL TRAFFIC CONTROL DEVICES AND THEIR LOCATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE "MARYLAND MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MdMUTCD).
25. THE 250' OF MODIFIED CURB AND GUTTER AND SIDEWALK SHOWN BEYOND THE LIMITS OF THE SUBJECT SITE WILL BE INVESTIGATED AND DETERMINED IF FEASIBLE FOR THESE IMPROVEMENTS. THIS WILL BE DETERMINED AT THE NEXT DESIGN PLAN STAGE.

Minimum Lot Size Chart			
Lot	Total Area (sf)	Flagstem Area (sf)	Min Lot Area (sf)
1	7,319	0	7,319
2	7,523	0	7,523
3	7,731	752	6,979
4	8,414	1,093	7,321
5	8,175	1,091	7,084
6	7,476	747	6,729
7	7,346	0	7,346
8	8,120	0	8,120

MODERATE INCOME HOUSING UNIT (MIHU) APPLICATION EXEMPTIONS TRACKING	
Total Number of Lots/Units Proposed	8
Total Number of MIHUs Required	1
Number of MIHUs Provided Onsite (Exempt from APFO allocations)	0
Number of APFO Allocations Required (Remaining Lots/Units)	7
MIHU Fee-in-Lieu (Indicate Lot/Unit numbers)	YES (LOTS 1-8)

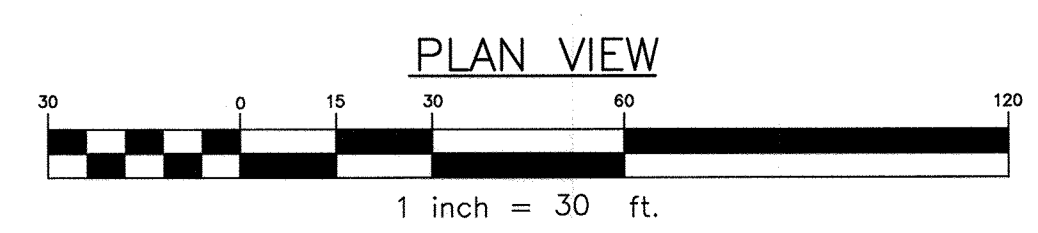
Note: Minimum lot size per zoning regulations (Section 110.0.D.2) is 6,000 sf.

THIS RESIDENTIAL PROJECT IS REQUIRED TO PROVIDE A MINIMUM OF 10% OF THE DWELLING UNITS AS MODERATE INCOME HOUSING UNITS.

TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Valerie J. Allen 6-19-19
PLANNING DIRECTOR DATE

SHEET INDEX	
NO.	DESCRIPTION
1	SKETCH PLAN
2	SKETCH GRADING, STORMWATER MANAGEMENT, AND SOILS PLAN



Site Analysis Data Chart	
Zoning	R-SC
Gross Area	2.02 ac
100yr Floodplain	0.00 ac
Steep Slopes 25% or greater (outside floodplain)	0.00 ac
Net Area	2.02 ac
Number of lots/units allowed (4 d.u. per net acre)	8
Number of lots/units proposed	8
Area of Buildable Lots	1.43 ac
Area of Open Space Lots	0.59 ac
Area of Proposed Right-of-Way Dedication	0.00 ac
Area of Proposed Roads	0.00 ac
Open Space Calculations	
Area of Open Space Required (25% of net)	0.51 ac
Area of Open Space Provided	0.59 ac
Area of Non-Credited Open Space	0.06 ac
Area of Credited Open Space	0.53 ac
Recreational Open Space Required	NA *
Recreational Open Space Provided	NA *
* Recreational open space is not required since there are less than 10 lots/units proposed (Section 16.121.a.4.)	
Limit of Disturbance - (Approximate)	1.57 ac

BENCHMARK ENGINEERING, INC.
ENGINEERS & LAND SURVEYORS & PLANNERS
6480 BALTIMORE NATIONAL PIKE, SUITE 315A, ELLICOTT CITY, MARYLAND 21043
(P) 410-485-6105 (F) 410-485-8644
WWW.BEI-ENGINEERING.COM

OWNER:
DOUSE, RICHARD & DONNA
9454 VOLLMERHAUSEN DR.
COLUMBIA, MARYLAND 21046
410-792-2565

DEVELOPER:
DEVELOPMENT PARTNERS, LLC
9993 GERWIG LANE
COLUMBIA, MARYLAND 21046
410-792-2565

HUNTINGTON POINT
LOTS 1 thru 8 and OPEN SPACE LOT 9

9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046
TAX MAP: 42 - GRID: 22 - PARCEL 167
ZONED: R-SC
ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND

SKETCH PLAN

DATE: FEBRUARY, 2019 BEI PROJECT NO. 2952
SCALE: AS SHOWN SHEET 1 OF 2

LEGEND

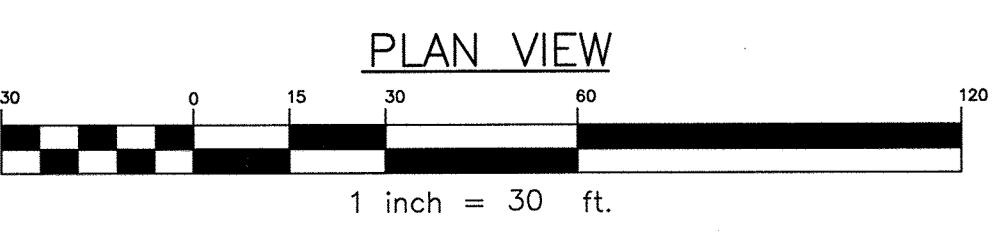
- 358 --- EXISTING CONTOURS
- 360 --- PROPOSED CONTOURS
- 368 --- SOILS DELINEATION LINE
- LoB SOILS TYPE - ENTIRE SITE
- [Hatched Box] PROPOSED MICRO-BIORETENTION FACILITY (M-6)
- [Solid Line] PROJECT BOUNDARY
- [Dashed Line] ADJACENT PROPERTY OWNER
- [Wavy Line] EXISTING TREELINE
- [Wavy Line] PROPOSED TREELINE
- [Box with X] PROPOSED DRYWELL (M-5)
- [Hatched Box] NON-ROOFTOP DISCONNECTION AREA (N-2)
- [Hatched Box] SWM DRAINAGE AREA TO MBR-1
- [Hatched Box] SWM DRAINAGE AREA TO DRYWELLS
- [Hatched Box] PROPOSED IMPERVIOUS AREA
- [Dashed Line] EXISTING STRUCTURES TO BE REMOVED
- [Box with X] SPECIMEN TREE TO BE REMOVED



Specimen Tree Chart				
No.	Species	Size (in. dbh)	Condition	Status
1	Tulip Poplar	55	Fair, Some Dieback	TBR
2	Tulip Poplar	38	Fair, Limited Crown	TBR
3	Tulip Poplar	34	Fair, Limited Crown	TBR
4	Tulip Poplar	32	Fair, Limited Crown	TBR
5	Tulip Poplar	35	Fair, Limited Crown	TBR
6	Tulip Poplar	33	Fair, Limited Crown	SAVE
7	Tulip Poplar	30	Fair, Limited Crown	TBR
8	Tulip Poplar	31	Fair, Limited Crown	TBR
9	Tulip Poplar	43	Fair, Limited Crown	TBR
10	Tulip Poplar	31.5	Fair, Limited Crown	TBR
11	Tulip Poplar	39	Fair, Limited Crown	TBR
12	Tulip Poplar	34.5	Fair, Limited Crown	TBR
13	Tulip Poplar	46.5	Fair, Limited Crown	TBR
14	Tulip Poplar	32	Fair, Limited Crown	TBR
15	Tulip Poplar	35.5	Fair, Limited Crown	TBR
16	Tulip Poplar	37	Fair, Limited Crown	TBR
17	Tulip Poplar	30	Fair, Limited Crown	TBR
18	Tulip Poplar	48	Fair, Limited Crown	SAVE
19	Tulip Poplar	32.5	Fair, Limited Crown	SAVE
20	Tulip Poplar	31.5	Fair, Limited Crown	SAVE
21	Tulip Poplar	34	Fair, Limited Crown	SAVE
22	Tulip Poplar	30	Fair, Limited Crown	TBR
23	Tulip Poplar	39.5	Fair, Limited Crown	TBR
24	Tulip Poplar	30	Fair, Limited Crown	TBR
25	Willow Oak	38	Fair, Some Dieback, CRZ Impact	TBR
26	Tulip Poplar	39.5	Fair, Some Dieback, CRZ Impact	TBR
27	Tulip Poplar	47	Fair, Some Dieback, CRZ Impact	TBR

SOILS CHART - SOIL SURVEY HOWARD COUNTY, MARYLAND					
SYMBOL	HYDRIC	HYDROLOGIC GROUP	ALT. GROUP	NAME	K-VALUE
LoB		B		LEGORE-MONTALTO-URBAN LAND COMPLEX 0 TO 8 PERCENT SLOPES	0.64

NO HIGHLY ERODIBLE SOILS ON SITE.
THE ENTIRE SITE IS THE SAME SOIL (LoB).
HIGHLY ERODIBLE SOILS: K>0.35 AND >5% SLOPES, OR SOILS >15% SLOPES.



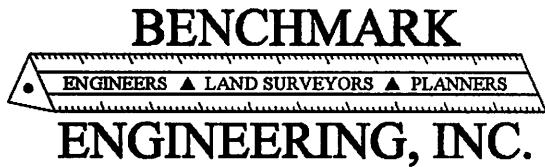
TENTATIVELY APPROVED
DEPARTMENT OF PLANNING AND ZONING
HOWARD COUNTY

Nathan J. Jellie 10-19-19
PLANNING DIRECTOR DATE

BENCHMARK
ENGINEERS & LAND SURVEYORS & PLANNERS
ENGINEERING, INC.
8480 BALTIMORE NATIONAL PIKE SUITE 315A ELLEWOOD CITY, MARYLAND 21043
(P) 410-485-6105 (F) 410-485-6644
WWW.BE-CIVILENGINEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland. License No. 22396, Expiration Date: 6-30-2021.

OWNER: DOUSE, RICHARD & DONNA 9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046 410-792-2565	HUNTINGTON POINT LOTS 1 thru 8 and OPEN SPACE LOT 9 9454 VOLLMERHAUSEN DR. COLUMBIA, MARYLAND 21046 TAX MAP: 42 - GRID: 22 - PARCEL: 167 ZONED: R-SC ELECTION DISTRICT NO. 6 - HOWARD COUNTY, MARYLAND
DEVELOPER: DEVELOPMENT PARTNERS, LLC 9693 GERWIG LANE SUITE L COLUMBIA, MARYLAND 21046 410-792-2565	GRADING, STORMWATER MANAGEMENT AND SOILS PLAN
DESIGN: MP DRAFT: MP	DATE: FEBRUARY, 2019 BEI PROJECT NO. 2952 SCALE: AS SHOWN SHEET 2 OF 2



Christopher A. Malagari, P.E., President
Donald A. Mason, P.E., L.S., Vice President

Ellicott City, MD
410-465-6105 ~ 301-710-5686
410-465-6644 FAX

February 5, 2019

Re: Douse Property
9454 Vollmerhausen Dr.
Columbia, Maryland 21046
Tax Map: 42 Grid: 22 Parcel: 167

Dear Adjacent Property Owner:

On behalf of the owner/developer, and as required by Section 16.128 of the Howard County Code, we are hereby providing notice of a pre-submission community meeting for the above referenced property. The pre-submission community meeting shall be held on **February 28, 2019** at **6:00 pm** the following location:

Clifton Room B Meeting Room
Howard County Public Library – East Columbia Branch
6600 Cradlerock Way
Columbia, Maryland 21045

The proposed development will be residential consisting of 8 total lots. They will be single-family detached units. Attached is a vicinity map of the subject property location.

In accordance with Section 16.128 of the Howard County Subdivision and Land Development Regulations, a pre-submission community meeting is required prior to the initial submission (as defined in the Howard County Subdivision and Land Development Regulations) of the plans to the Department of Planning and Zoning.

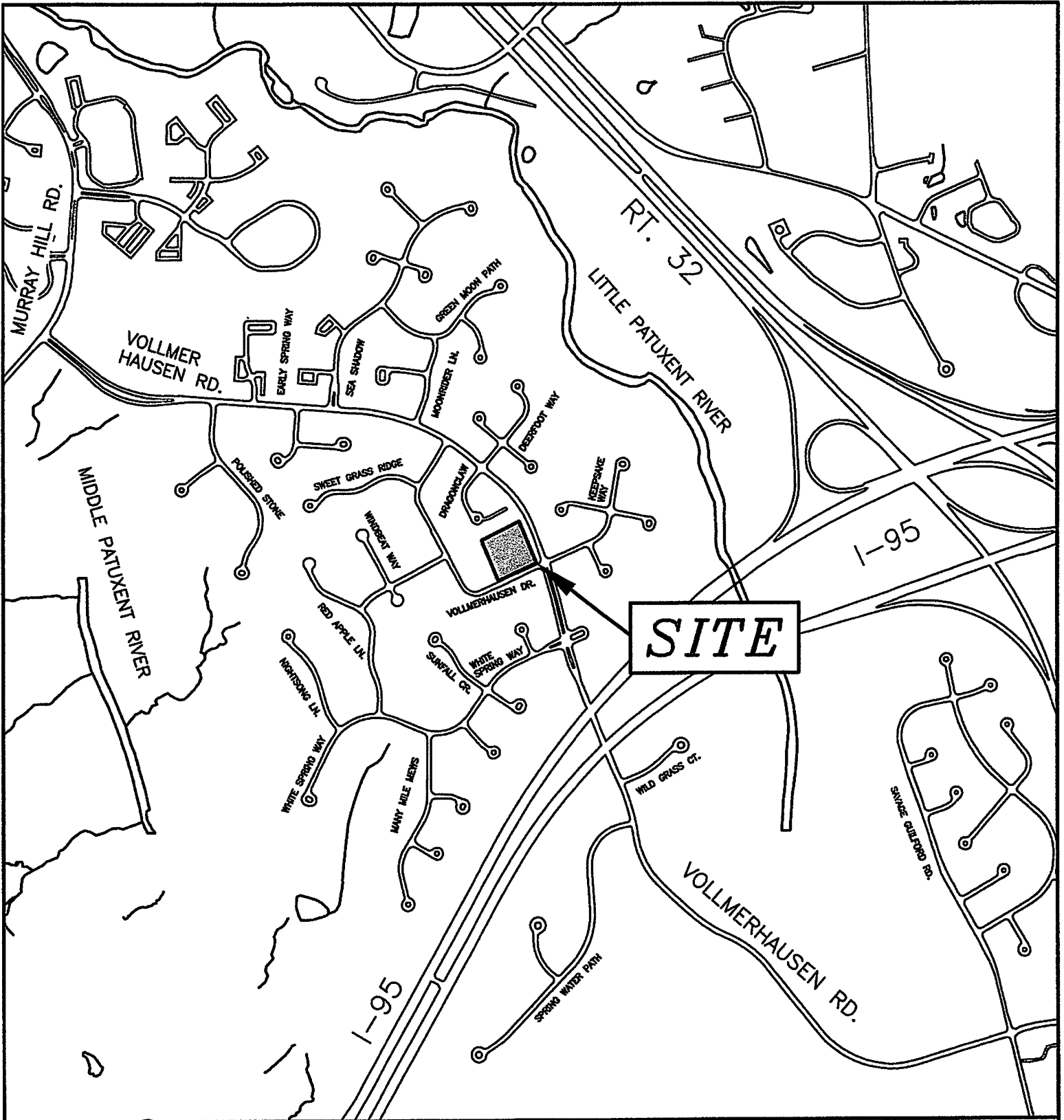
Within 30 days of the pre-submission community meeting, a copy of the meeting minutes and written responses to all questions not verbally answered at the meeting will be sent, either electronically or by first-class mail, to all meeting attendees whose names and addresses are on the official sign-in sheet provided at the meeting. Meeting attendees will also be notified within 7 days after the initial plan submittal to Howard County Department of Planning and Zoning. If you cannot attend the pre-submission community meeting but would still like a copy of the meeting minutes and would still like to be notified of the initial plan submission please contact Benchmark Engineering, Inc., via e-mail at bei@bei-civilengineering.com or via standard mail at 8480 Baltimore National Pike, Suite 315, Ellicott City, MD 21043. Please reference "Douse Property." No questions about the development will be answered by phone prior to the meeting.

Web Resources links:

DPZ web site:
<http://www.howardcountymd.gov/Departments.aspx?ID=4294967814>

DPZ plans in process:
https://data.howardcountymd.gov/Search_Plans/Search_Plans_Web.aspx

DPZ YouTube video about pre-submission community meetings:
<https://www.youtube.com/watch?v=o95iUqfD854>



BENCHMARK



ENGINEERING, INC.

8480 BALTIMORE NATIONAL PIKE ▲ SUITE 316 ▲ ELLICOTT CITY, MARYLAND 21043
 (P) 410-485-8105 (F) 410-485-8844
 WWW.BEI-CVLENGINEERING.COM

**DOUSE PROPERTY
VICINITY MAP**

9454 VOLLMERHAUSEN DR.
COLUMBIA, MD 210436

SCALE: 1" = 2000'
DATE: JANUARY, 2019

PROJECT NO. 2952
PREPARED BY: MP

MINUTES

PRE-SUBMISSION COMMUNITY MEETING

Thursday, February 28, 2019 at 6:00pm

Douse Property

9454 Vollmerhausen Drive, Columbia, Maryland 21046

(Tax Map 42, Parcel 167)

The Meeting began at approximately 6:05pm.

William Erskine began the meeting by introducing himself and informing the Community Members that he was recording the meeting to aid in the preparation of the required meeting minutes. He explained the purpose of the pre-submission community meeting in relation to the proposed subdivision. He pointed out the sign-in sheet (and its purpose), along with the development process summary handouts.

Chris Malagari introduced himself and presented the plan, describing:

- the property, noting it is approximately 2 acres, no critical areas, steep slopes, etc.;
- zoning (R-SC) and the type of development planned for the property – residential, single-family cluster – four (4) attached or detached units per acre;
- 25% open space, 8 lots - average size approximately 7,300sq.ft., no variances;
- house footprint will likely be about 2,000 sq.ft.;
- stormwater management, access to the property from Vollmerhausen Drive, a common driveway for 4 of the lots, curb and gutter along Vollmerhausen Drive at the front of the property;
- will be submitting an Environmental Concept Plan and Sketch Plan to the Dept. of Planning & Zoning - additional materials to be submitted are a traffic report, forest conservation plan, etc. alternative compliance for removal of some specimen trees (specified as 30” in diameter).

Questions/Comments

Community Member: What kind of wall will/can be built between the Subject Property and my neighboring property?

Response: No wall will be installed but there will be landscape buffer.

Community Members: Questions and comments regarding the 25% green (open) space – is it part of the land being purchase? Requested additional information relating to the trees, tagging of trees, replanting of trees, landscape buffer, etc. concerns about tree removal and the effect on noise.

Response: - yes, the 25% of open space is part of the land being purchased, pointed out the open space area on the plan;
- the existing trees that are being preserved in the open space will be placed into a forest conservation easement, more trees may need to be planted to meet the forest conservation requirement and that may be done off-site in the forest conservation bank;
- landscaping: providing street trees along the front of the property and perimeter plantings;
- when our surveyors were at the property to do topography, they flag trees for their location and some tagged trees may be specimen trees, the location of specimen trees must be marked on the plan, the determination regarding the potential removal of any specimen trees will need to be noted on the plan as well - we have to replace any specimen tree that is removed - at a 2 to 1 ratio, the two new trees planted do not have to be on this property but within the county.

Community Members: Questions and comments regarding the size, type, architecture, cost, etc. of the homes.

Response: Aside from the approximate footprint of the homes, we are unable to provide information on the size, architecture, etc. as no builder has been selected at this point.

Community Members: Questions and comments regarding the size and number of the proposed lots; the distance between the end of the house and the property line.

Response: - the lots will be approximately, 60' wide, single family detached homes with 2 car garages and a driveway;
- the building restriction line is 7.5' side yard.

Community Member: Where will the parking be?

Response: The houses will have garages and driveways, and guests would likely park on the street.

Community Member: How wide is the property where it is adjacent to the street?

Response: Approximately 287' along the frontage.

Community Member: Will there be a sidewalk installed on Vollmerhausen Drive?

Response: No, there will be curb and gutter. Sidewalk is existing on the other side of Vollmerhausen Drive. Local roads require sidewalk on one (1) side of the road.

Community Member: What will be the lighting?

Response: We are not proposing any street lighting.

Community Members: Questions and comments relating to the proposed access - concern expressed for the ingress and egress of the Subject Property on Vollmerhausen Drive, the location – comment: it should connect to the main road, questions regarding the central driveway – who will maintain it, etc.?

Response: The Subject Property is located on Vollmerhausen Drive which is a local road; the private driveway will be owned and maintained by the four (4) lots (pointed to the plan).

Community Member: The collection pond, who will maintain that pond?

Response: The homeowners' association for this development.

Community Members: Questions and comments relating to homeowners' association, Columbia, covenants, etc. - This is an out parcel, and comes under another homeowners' association, what homeowners' association? Will the proposed development have to meet the criteria of the surrounding community; potential for connecting pedestrian pathways; Columbia was a planned community, this out parcel was not anticipated to have smaller lots and homes, it does not work with the existing community.

Response: - there will be a new homeowners' association created for this proposed development, it will include only these eight (8) new homes.
- the Subject Property is not zoned New Town, it is not part of the Columbia plan.
- currently the design does not have an opportunity for pedestrian pathways.

Community Member: Has title changed hands yet?

Response: My understanding is that there is a contract on the property.

Community Member: Why is this happening now? ...And this is Howard County not Columbia, it will not have covenants...and will we be included?

Response: The current owner has decided to sell the property and the contract purchase has decided to acquire the property... Columbia is in Howard County, but yes this is an out parcel, there are no covenants currently on the Subject Property but covenants will be created for the new HOA of this proposed subdivision. These covenants would not apply to you, but only to the eight (8) lots - they will be recorded so you will be able to see them.

Community Member: Will you provide in your next step, a timeframe of how long different stages will take - a turnaround time for the development, sewer work, etc.?

Response: I am not able to provide a time line, the developer will engage a contractor and then work will begin, I am sure that the developer will stay on top of things to move it forward...

Community Member: Commented: this lot has been left for years barely maintained, and this proposed development may end up being nicer than the currently vacant almost derelict lot that it is now...

Community Member: Commented: the new lots/homes may bring value to the surrounding/exiting community...

Community Member: Commented on the notice provided to the community of this meeting and the signs posted were difficult to read.

Community Members: Expressed concerns about traffic; potential safety enhancements – comment: that two cars are not able to safely pass on Vollmerhausen Drive, without widening the road.

Response: A traffic study will be prepared by a traffic consultant, it will analyze certain intersections and the affects that this proposed development may have, the Dept. of Planning & Zoning will evaluate that. We believe the paved width of Vollmerhausen Drive is 30 feet based on the existing approved road plans.

Community Members: Questions and comments - Is the property subject to an EPA inspection? Commented: there may be contaminants in the soil. Is a residential development required to have an environmental study done?

Response: - very often a buyer will consider having an environmental survey of the property done.
- it is not a requirement of the subdivision regulations to have an environmental study done but may be a requirement of a lender, that is usually what drives an environmental study being done...

Community Members: Comments, questions and concerns related to the density of the proposed development: How open are you with changes or willing to consider other configurations, does it have to be set-up this way, do you have to have that many houses? Do we have any recourse, how do we have the density reduced?

Response: - this proposal is for the base density, we are not importing density. - this is the plan that the contract purchaser/developer would like to submit for consideration – plans do change, some tweaking can occur, accesses can change...
- we are here to inform you about the proposed plan; if you contact the Department of Planning & Zoning, they can answer any questions you have about the process, this property, density, etc.

Community Member: Requested a copy of the sign-in sheet.

Response: Not comfortable providing the sign-in sheet without everyone's consent, I can give you a pad of paper and as people are leaving you can collect their information.

Community Member: What is the next step?

Response: We will reflect upon your questions, concerns and comments, and maybe have some modifications to the plan; the next step eventually would be to submit an Environmental Concept Plan and Sketch Plan.

The meeting concluded at approximately 7:10pm