



September 22, 2017

Howard County  
Department of Planning and Zoning  
3430 Courthouse Drive  
Ellicott City, MD 21043

Attn: J Robert Lalush, Planning Supervisor

Re: Hickory Ridge Village Center  
BEMD: #MD169001

Dear Mr. Lalush,

The following is in response to the comments letter dated September 15, 2017:

Comment 1: Section 125.0.J.4.(5) of the Petition Information requirements for a Major Village Center Development states that the plan "...shall also comply with the plan information requirements specified in Section 100.0.G.2.a. of the Zoning Regulations." Section 100.0.G.2.a(6) requires that the plan provide "Adequate details of development on surrounding properties to enable the Zoning Board to evaluate the compatibility of the proposed development as required in Subsection d.(1)." The submitted plan does not provide adequate details on the adjoining Lot A-2, Lot A-4, and Lot A-5 to comply with this requirement. Please revise the plan accordingly

*Response 1: The details of the adjacent lots A-2, A-4 and A-5 has been added to all appropriate plan sheets.*

Comment 2: Section 100.0.G.2.a(8) requires that the plan provide "Computations and dimensions of open space areas impervious surface coverage, and other calculations as needed to demonstrate that the proposed development would be able to comply with design and zoning requirements." The plan includes information on the pervious surface total, but is not clear on the impervious surface total. Please revise the plan accordingly.

*Response 2: The existing and proposed impervious area has been added as Note #8 on Sheet C-301.*

Comment 3: Section 100.0.G.2.a(10) requires that the plan provide "Location and approximate size of proposed storm water management facilities." The plan appears to show this information for the new residential development portion of the project, but the plan does not show this information for the redeveloped commercial portion of the project. I believe the facilities for the commercial area located off-site to the southwest of the property. Please revise the plan accordingly.



*Response 3: The location and size of each stormwater management facility is shown and noted on the plans. All proposed stormwater management facilities are located on-site and none are proposed off-site to the southwest. The stormwater management is located within the parking lot island as well as b pervious pavers located within the parking lot.*

Comment 4: In the petition materials, it is stated that there are two bus stops within the development. Please ensure that these are labeled on the Site Plan sheets.

*Response 4: The location of the existing bus stop and the relocated bus stop is on sheet C-303.*

If you should have any questions or require additional information, please do not hesitate to contact our office at (410) 821-7900.

Sincerely,  
Bohler Engineering VA, LLC

A handwritten signature in blue ink, appearing to read "Michael Gesell", written over the typed name below.

Michael Gesell, P.E., CPESC  
Project Manager