

**HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING**  
*Division of Land Development*

DATE: **May 29, 2008**DPZ File No. **F-08-143****Department of Planning and Zoning**

\_\_\_\_ Transportation Planning  
 \_\_\_\_ Historic Preservation  
 \_\_\_\_ Public Service and Zoning Administration  
☒ Research, Return to PBF  
 \_\_\_\_ Address Coordinator

\_\_\_\_ Environmental and Community Planning (Ag Pres/Route 1)  
☒ Development Engineering Division  
 \_\_\_\_ Other  
☒ File

Revised

DPZ-DLD

5/29/2008 10:51 AM

**Agencies**

\_\_\_\_ Soil Conservation District  
 \_\_\_\_ Department of Inspections, Licenses & Permits  
 \_\_\_\_ Department of Fire and Rescue Services  
☒ State Highway Administration  
☒ Health Department  
 \_\_\_\_ Public School System  
 \_\_\_\_ Recreation and Parks  
 \_\_\_\_ WSSC  
 \_\_\_\_ MD Aviation Administration

\_\_\_\_ Tax Assessment  
 \_\_\_\_ Verizon  
 \_\_\_\_ BGE  
 \_\_\_\_ Cable TV  
 \_\_\_\_ Police  
 \_\_\_\_ MTA  
 \_\_\_\_ Finance  
 \_\_\_\_ DPW, Real Estate Services  
 \_\_\_\_ DPW, Construction and Inspection  
 \_\_\_\_ DPW, Bureau of Utilities

RE: **Ridge Road Property, Lots 1 & 2**

ENCLOSED FOR YOUR \_\_\_\_\_ Signature Approval  
 THE ENCLOSED = \_\_\_\_\_ Original

\_\_\_\_ Review & Comments \_\_\_\_\_ Files  
 \_\_\_\_ Pre-Packaged Plan Set

**Plans # of Sheets**

\_\_\_\_ Sketch Plan  
 \_\_\_\_ Prel Equiv Sketch Plan  
 \_\_\_\_ Preliminary Plan  
 \_\_\_\_ Final Plat/Plat of Easement/RE Plat  
 \_\_\_\_ Final Constr Plans (RDS)  
 \_\_\_\_ Final Development Plan  
 \_\_\_\_ Site Development Plan  
 \_\_\_\_ Landscape Plan/Supplemental Plan  
 \_\_\_\_ Grading Plan  
 \_\_\_\_ House Type Revision/Walk-Thru Red-Line  
 \_\_\_\_ Water and Sewer Plan

**Applications**

\_\_\_\_ Waiver Petition Applic/Exhibit  
 \_\_\_\_ Planning Board Application  
 \_\_\_\_ ASDP/CSDP Application  
 \_\_\_\_ DED Application/Checklist  
 \_\_\_\_ DED Fee Receipt/Deeds/Cost Estimate

**Supplemental Documents**

\_\_\_\_ Wetlands Report  
 \_\_\_\_ Soils/Topo Map/Drain Area Map  
 \_\_\_\_ FSD/FCP/Worksheet and Application  
 \_\_\_\_ Declaration of Intent (Forest Cons)  
 \_\_\_\_ Drainage and/or Computation/Pond Safety Comps  
 \_\_\_\_ Preliminary Road Profiles  
 \_\_\_\_ APFO Roads Test/Mitigation Plan/Traffic Study  
 \_\_\_\_ Noise Study  
 \_\_\_\_ Sight Distance Analysis/Speed Flow Study  
 \_\_\_\_ Floodplain Study  
 \_\_\_\_ Stormwater Management Comps/Geo-Tech Report  
 \_\_\_\_ Industrial Waste Survey (DPW)  
 \_\_\_\_ Road Poster Form Letter  
 \_\_\_\_ Response Letter  
 \_\_\_\_ Perc Plat  
 \_\_\_\_ Scenic Road Exhibits  
 \_\_\_\_ Deeds  
 \_\_\_\_ Photographs  
 \_\_\_\_ Retaining Wall Comps/Details  
 \_\_\_\_ Poster/Community or HDC Meeting Information  
 \_\_\_\_ Route 1 Details/Summary

WAS: \_\_\_\_\_ Received \_\_\_\_\_ Tentatively Approved \_\_\_\_\_ Recorded  
☒ Received and Revised \_\_\_\_\_ Approved \_\_\_\_\_ On **May 29, 2008**

COMMENTS: **① Revised PercCent required** **② Note required** **③ SWM device too near well.** SRC Comments Due By: **06/16/08**

\_\_\_\_ Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS **JW**



JOHN E. HARMS, JR. & ASSOCIATES, INC.

engineers • planners • surveyors

May 29, 2008

Howard County Department of Planning & Zoning  
Land Development Division  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

HEALTH

Attn: Cindy Hamilton, Chief

RE: Ridge Road Property, Lots 1 & 2  
(F-08-143)  
Revised Final Plat  
Harms WO No. 08-06-011B

REVISED

MAY 29 2008

DPZ-LAND DEV.

Dear Ms. Hamilton,

Enclosed please find the following revised Final Plat package for your review and approval:

**Division of Land Development**

1. Two (2) copies of the revised Final Plat.
2. Two (2) copies of the revised Supplemental Plan.
3. One (1) copy of the revised SWM Report.
4. One (1) copy of the Noise Study Supplement.
5. One (1) copy of the revised Sight Distance Analysis (SHA).
6. One (1) copy of the revised Forest Conservation Worksheet.
7. Copy of the Revised Submission Letter.

**Development Engineering Division**

1. Four (4) copies of the Final Plat.
2. One (1) copy of the revised Supplemental Plan.
3. One (1) copy of the revised SWM Report.
4. Two (2) copies of the Noise Study Supplement.
5. Two (2) copies of the revised Sight Distance Analysis.
6. Copy of the Revised Submission Letter.

**State Highway Administration**

1. One (1) copy of the revised Final Plat.
2. One (1) copy of the revised Supplemental Plan.
3. One (1) copy of the Noise Study Supplement.
4. One (1) copy of the revised Sight Distance Analysis.
5. Copy of the Revised Submission Letter.

**Health Department**

1. One (1) copy of the revised Final Plat.
2. One (1) copy of the revised Supplemental Plan.
3. Copy of the Revised Submission Letter.

Ridge-Road-rev-FinalPlat-052908.doc

Page 1 of 4

May 29, 2008  
Ms. Cindy Hamilton, Chief

The following is a point by point response to the comments in your letter dated April 16, 2008:

**Division of Land Development, Pat Britt-Fendley, dated April 7, 2008**

1. Title has been corrected as requested.
2. A waiver petition to allow two access points has been submitted at the same time as this revised submission.
3. Vehicular Access Restriction note has been left unchanged.
4. The unmitigated line has been shown. It remains unchanged, but the mitigated line is the same as unmitigated line.
5. See response from Mars Group in their supplemental report.
6. The floodplain easement has been labeled as requested.
7. Note has been added as requested.
8. A 100 foot buffer has been shown from the centerline of the stream. Based on the policy memo dated June 20, 2006, we have used surveyed stream banks and determined that although there are sections of the stream that are greater than 10 feet wide, the majority of the stream is between 8 and 9 feet wide.
9. Legend has been modified as requested.
10. A waiver petition has been submitted as requested.
11. Steep slopes have been shown as requested.
12. The 35' setback has been relabeled as requested.
13. General note has been added as requested.
14. General note 18 has been expanded as requested.
15. General note 12 has been revised as requested.
16. General note 19 has been corrected as requested.
17. A house location drawing has not been submitted. In the past, the Supplemental Plan was acceptable as a house location drawing provided that dimensions were added from the existing house to property line. Please advise if this is no longer accepted.
18. Labels for the Clements have been revised.
19. Label for the property to the south has been corrected.
20. Label for the property to the north has been revised.
21. General Note #6 has been removed as requested.
22. Steep slopes has been added to General Note 21 as requested.
23. General Note 23 has been removed as requested.
24. The open space requirement has been added in a note as requested.
25. General Note 10 has been revised as requested.
26. All signatures will be completed prior to submission of the original plat for signature.
27. F-08-143 has been added to all of the plan sheets as requested.
28. All necessary revisions have been made to the Supplemental Plan.

**Supplemental Plan**

29. Road labels and dimensions have been added as requested.
30. The driveway width has been labeled as requested.
31. The LOD has been shown and labeled.
32. 25% slopes have been added to the legend.

**Landscaping**

33. Schedule A has been revised.
34. General Notes have been added as requested.



May 29, 2008  
Ms. Cindy Hamilton, Chief

Forest Conservation

35. 1. There is no disturbance to Lot 2.
2. Use of Lot 2 is the same
3. Understood. Density still exists on Lot 1 to resubdivide.
4. Note has been added as requested.
36. The forest conservation requirement of 1.02 acres for Lot 1 has been met via retention of 2.04 acres on Lot 2.
37. A point by point has been submitted.
38. Understood.

Development Engineering Division, Jimmy Witmer, dated March 23, 2008

- II.A.1. Phone number has been added to the Supplemental Plan sheets.
- IV.A.5. A waiver petition has been submitted for review and approval.
- IV.A.6. As per our conversation the rear of the proposed house is now being treated by sheet flow to buffer.

General Comments

1. General Note 12 has been revised.
2. General Note 22 has been removed.
3. A purpose statement has been added to the plats.
4. See Supplemental Noise report.
5. See Supplemental Noise report.
6. A point by point response has been provided.
7. Understood.

Financial Guarantee

1. Developers Agreement is not required for this subdivision. See Supplemental Noise Report.
2. See Supplemental Noise Report.

Health Department, Robert Bricker, dated March 17, 2008

1. Yes, the Perc Certification Plan was based on a deed plot and not a final boundary survey as is usually the case, but if necessary we can resubmit the Perc Certification Plan.
2. The steep slope has been moved a minimum of 25 feet from the base of the conventional septic easement.
3. The wells will be drilled prior to original mylar submission.
4. Understood.
5. The excavation should not adversely impact the proposed sand mound.

Howard Soil Conservation District, Bob Robertson, dated March 20, 2008

1. The stream buffer has been shown at 100 feet as requested. The 100 foot buffer has been shown from the centerline of the stream. Based on the policy memo dated June 20, 2006, we have used surveyed stream banks and determined that although there are sections of the stream that are greater than 10 feet wide, the majority of the stream is between 8 and 9 feet wide.



May 29, 2008  
Ms. Cindy Hamilton, Chief

**State Highway Administration, Daniel Doherty, dated March 19, 2008**

1. Understood. At the proposed driveway we have shown acceptable stopping sight distance.
2. A residential access permit will be submitted upon plat approval.

Thanks for your time and consideration of this submission. If you should have any questions or comments, please feel free to call.

Very truly yours,

JOHN E. HARMS, JR. & ASSOCIATES, INC.



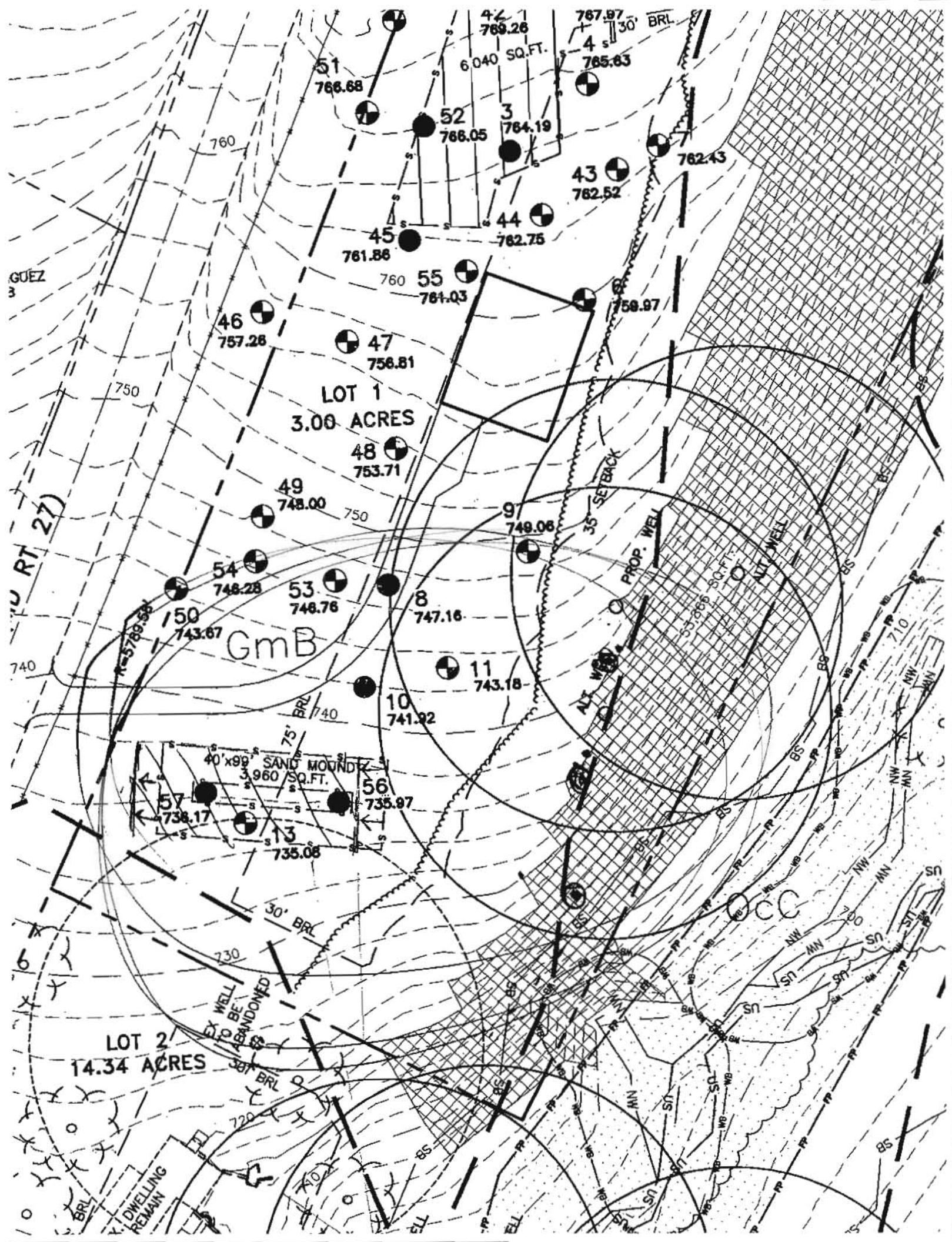
Stephanie Demchik, RLA, ASLA  
Senior Project Manager

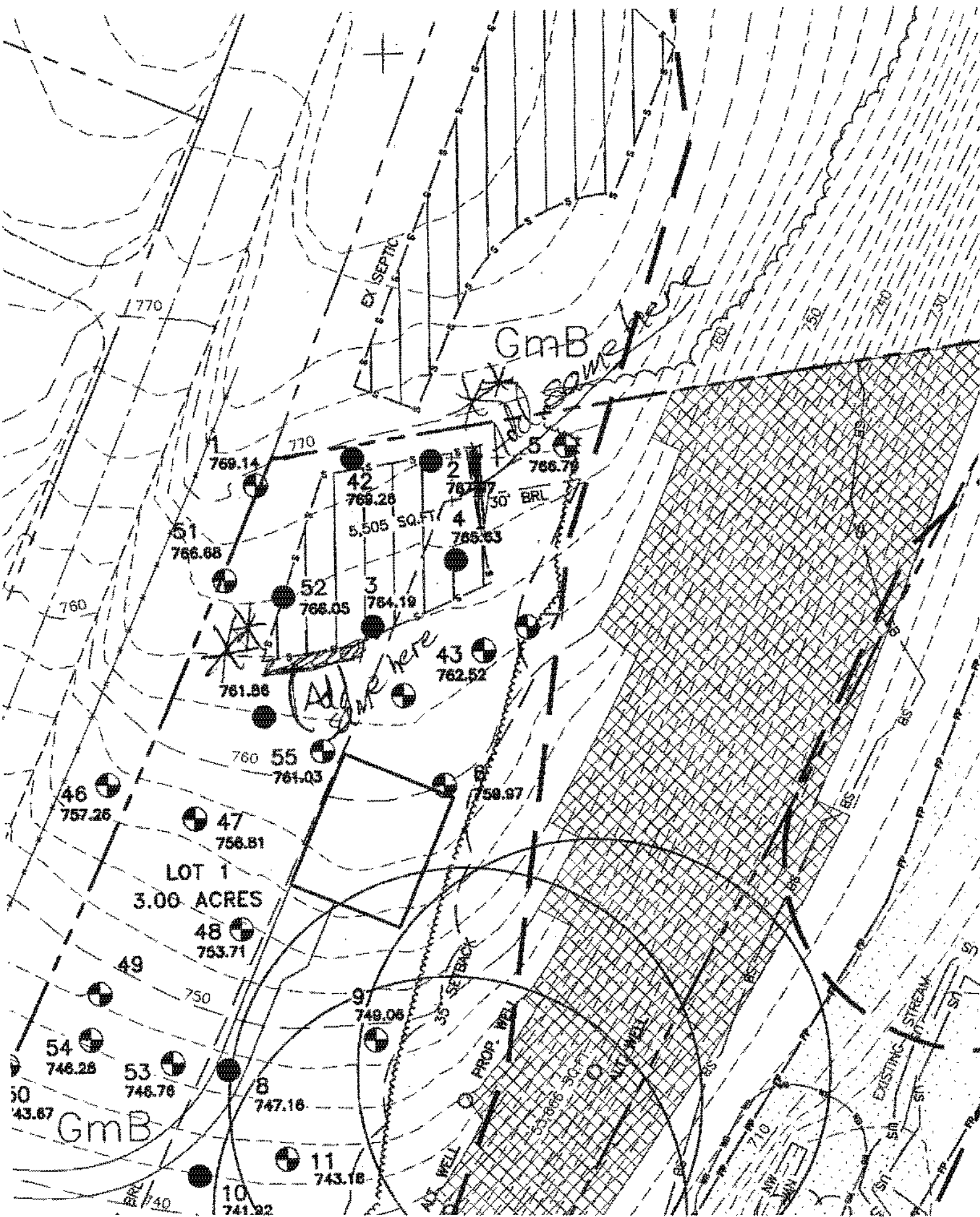
cc : Development Engineering Division  
State Highway Administration  
Health Department  
Wendol Williams

Enc.









June 25, 2007

Howard County Health Department  
7178 Columbia Gateway Drive  
Columbia, Maryland 21046

Attn: Robert C. Bricker, CPSS

Reference : Ridge Road Property (1259 Ridge Road)  
Tax Map 6, Parcel 158, Lot 3  
Harms Work Order No. 08-06-011B  
Perc Cert Plat (A-525242)

Dear Mr. Bricker,

Attached please find the one (1) original and two (2) copies of the Perc Certification Plat for your review and signature.

The following is a point by point response to the comments in your letter dated June 22, 2007:

1. The proposed alternate well location near MD RT 27 has been moved to a location on the opposite side of the stream from the existing house. Since no additional locations uphill of septic or a minimum of 200 feet downhill of the septic systems on Lots 1 and 2 could be achieved, the third well replacement has been proposed on the opposite side of the stream. ✓
2. The existing septic cleanout has been shown as requested. ✓
3. The septic easement boundary on Lot 1 has been adjusted to total 10,000 square feet for both the conventional septic and sand mound as requested. ✓
4. Note 5 has been revised as requested. ✓
5. The well statement in Note 12 has been removed. ✓
6. The well note has been added to Note 12. ✓
7. Note has been added as Note 13 as requested. ✓

If you should have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,  
JOHN E. HARMS, JR. AND ASSOCIATES, INC.



Stephanie Demchik, RLA, ASLA  
Senior Project Manager

cc: Wendol Williams

Enc.

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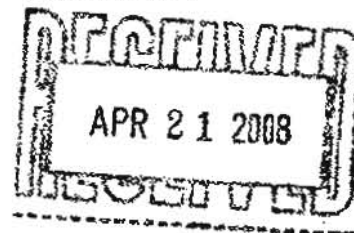


HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
3430 Courthouse Drive • Ellicott City, Maryland 21043 • 410-313-2350

Marsha S. McLaughlin, Director

[www.howardcountymd.gov](http://www.howardcountymd.gov)  
FAX 410-313-3467  
TDD 410-313-2323

April 16, 2008



Wendol Williams  
68 Lantern Hill Road  
Madison, CT 06443

RE: Ridge Road Property Lots 1 & 2  
F-08-143

Dear Mr. Williams:

The Subdivision Review Committee has determined that the above referenced plan does not conform to the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments must be addressed in a **revised plan** submission within 45 days from the date of this letter (**on or before May 31, 2008**).

If the revised final plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new application. You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

AGENCY	NO OF SETS	SUPPORT DATA
DLD	2	Point-by-point response letter w/applicable support documents
DED	4	Point-by-point response letter w/applicable support documents to include a Revised Sight Distance Analysis
SHA	1	Point-by-point response letter w/ applicable support documents

If you or your consultant has any questions concerning the enclosed comments, please contact and/or meet with the responsible review agency prior to the preparation of the revised plans. If it would be beneficial to meet with multiple review agencies to discuss significant design issues, you may contact Carol Stirn at 410-313-2350 to reserve a time after the SRC meeting of May 8, 2008. Please understand that this will be a brief meeting designed to discuss major issues only.

Please contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit the revised plans. Please bring a copy of this letter with you to the appointment.

If you have any questions, please contact Ms. Pat Britt-Fendlay at (410) 313-3371.

Sincerely,



Cindy Hamilton, Chief  
Division of Land Development

CH/LKS/MPB  KE

Enclosures: DLD; DED; Health; SHA; HSCD

cc: Research  
Jimmy Witmer - Development Engineering Division  
Health Department  
Dan Doherty - State Highway Administration  
John E. Harms, Jr. & Associates, Inc.



Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: www.hchealth.org

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Peter L. Beilenson, M.D., M.P.H., Health Officer

**MEMORANDUM**

DATE: July 5, 2007

TO: Stephanie Demchik  
John E. Harms & Associates, Inc.  
41 E. All Saints St., Ste 210  
Frederick, MD 21701.

FROM: Robert C. Bricker, CPSS  
Bureau of Environmental Health  
Well and Septic Program

RE: Percolation Certification Plan dated July 2, 2007  
1259 Ridge Road, Mt. Airy, MD , A525242

Issues concerning proposed location of the sand mound site (Lot 1) and proposed locations for wells on both proposed lots have been identified.

**Lot 1**

Sand mound: the sand mound site may re-locate laterally to the 10-foot setback from existing property line adjoining Rte 27. Maintain required area and designate as part of septic easement with hatch-marks. See attached photocopy for suggested relocations.

The Proposed (PROP.) Well is now within 200 feet down-gradient of the proposed septic easement. Move PROP Well location to required distance of 200 ft. (Maintain 50 feet between proposed well locations.)

There is a question regarding the feasibility of accessing the well site shown on 25% slope. There are some other possibilities, especially if the sand mound is moved laterally. However, it seems that Alternate Well locations may still be in the area of 25% slopes. Indicate how these sites may be accessed with approval of the NRCS.

**Lot 2**

The Alternative Well site located within the flood plain will not be allowed.

As shown, access to the other Alternative Well site will require crossing a creek. We believe a directional auger will allow for a water line to be installed under the creek, however the greater issue may be access to drill a well. Add a NOTE: acknowledge that a permit may be required to drill at the Alternative Well location(s) on Lot 2.



JOHN E. HARMS, JR. & ASSOCIATES, INC.

*engineers • planners • surveyors*

July 2, 2007

Howard County Health Department  
7178 Columbia Gateway Drive  
Columbia, Maryland 21046

Attn: Robert C. Bricker, CPSS

Reference : Ridge Road Property (1259 Ridge Road)  
Tax Map 6, Parcel 158, Lot 3  
Harms Work Order No. 08-06-011B  
Perc Cert Plat (A-525242)

Dear Mr. Bricker,

Attached please find the one (1) original and two (2) copies of the Perc Certification Plat for your review and signature.

As per your fax dated June 29, 2007, we have adjusted the proposed septic easement on Lot 1 and have shown perc hole #4 as failed.

If you should have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,  
JOHN E. HARMS, JR. AND ASSOCIATES, INC.

A handwritten signature in cursive script, reading "Stephanie Demchik".

Stephanie Demchik, RLA, ASLA  
Senior Project Manager

cc: Wendol Williams

Enc.

\\\\Dell2600\\projects\\1259 Ridge Road-Howard Co\\08-06-011B\\Corrs\\Letters\\RidgeRoad-Health-070207.doc



Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: [www.hchealth.org](http://www.hchealth.org)

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Peter L. Beilenson, M.D., M.P.H., Health Officer

9/25/2008

TO: Cindy Hamilton, Chief  
Division of Land Development

FROM: Robert Bricker, R.S., Environmental Sanitarian  
Well and Septic Program

RE: File Number: F-08-143  
Title: *Zubovic Subdivision Section I Lots 4 and 5 (formerly Ridge Road  
Property Lots 1 & 2)*

The Howard County Health Department has reviewed and approved the Percolation Certification Plan (direct submittal) associated with this proposed subdivision.

The subdivision as represented on F-08-143 (August 22, 2008) is approvable provided that the concrete level spreader is shown in the same location on the Supplemental Plan as it is shown on the approved Percolation Certification Plan.

RB  
Copy: Stephanie Demchik, Harms & Associates  
file



June 8, 2007

Howard County Health Department  
7178 Columbia Gateway Drive  
Columbia, Maryland 21046

Attn: Robert C. Bricker, CPSS

Reference : Ridge Road Property (1259 Ridge Road)  
Tax Map 6, Parcel 158, Lot 3  
Harms Work Order No. 08-06-011B  
Perc Cert Plat (A-525242)

Dear Mr. Bricker,

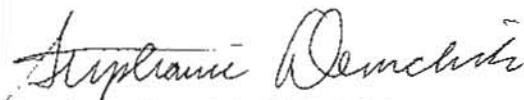
Attached please find the one (1) original and two (2) copies of the Perc Certification Plat for your review and signature.

On Lot 1, we are showing a septic easement for a conventional septic system and one replacement as well as a sand mound that will serve as a second replacement. Due to the fact that the existing well for Lot 2, which contains the existing house, is less than 100 feet downhill of the proposed sand mound, we are showing to be abandoned and proposing a new well and two alternates.

If you should have any questions or need additional information, please do not hesitate to contact our office.

Sincerely,

JOHN E. HARMS, JR. AND ASSOCIATES, INC.



Stephanie Demchik, RLA, ASLA  
Senior Project Manager

cc: Wendol Williams

Enc.



Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

DATE: June 22, 2007

TO: Stephanie Demchik  
John E. Harms & Associates, Inc.  
41 E. All Saints St., Ste 210  
Frederick, MD 21701.

FROM: Robert C. Bricker, CPSS  
Bureau of Environmental Health  
Well and Septic Program

RE: Percolation Certification Plan  
1259 Ridge Road, Mt. Airy, MD  
Map 6, Grid 1, Parcel 158 (subdivision)

A review of the Percolation Certification Plan for the subject property has resulted in the following observations. Please make the necessary corrections and re-submit the plan. Two graphic enclosures are included as references.

- 1) The proposed alternate well location near Rte. 27 on Lot 2 impacts land use (i.e. potential definition of a septic easement) on the adjacent lot up-gradient and west of Rte 27. As this is not the primary well location the impact may be unnecessary; it may be better to propose another Alternate well location nearer to the others on Lot 2.
- 2) Show existing septic cleanout.
- 3) Adjust the easement boundary so that a total area of 10,000 SF is included in the easement and proposed mound site.
- 4) Note 5: Change wording for Lot 1 to indicate the sum of area set aside for sand mound and easement is equal to at least 10,000 SF. Add wording for Lot 2 to indicate easement was defined by plat F-91-164.
- 5) Note 12: Delete sentence concerning the well.
- 6) Add this Note: Existing well on proposed Lot 2 will be abandoned prior to Final Plat approval.
- 7) Add this Note: All wells to be drilled prior to Final Plat approval. It is the developer's responsibility to schedule the well drilling prior to Final Plat submission. It will not be considered 'government delay' if the well drilling holds-up the Health Department signature of the permit.



AUG 22 2008

211-102004

HEALTH

August 22, 2008

Howard County Department of Planning & Zoning  
Land Development Division  
3430 Courthouse Drive  
Ellicott City, Maryland 21043

Attn : Cindy Hamilton, Chief

RE : Zubovic Subdivision, Section 1, Lots 4 & 5 (formerly Ridge Road Property, Lots 1 & 2)  
(F-08-143)  
Revised Final Plat  
Harms WO No. 08-06-0118

Dear Ms. Hamilton,

Enclosed please find the following revised Final Plat package for your review and approval:

**Division of Land Development**

1. Two (2) copies of the revised Final Plat.
2. Two (2) copies of the revised Supplemental Plan.
3. One (1) copy of the revised FSD Report and plan.
4. One (1) copy of the revised Forest Conservation Worksheet.
5. Check made payable to the Director of Finance for the applicable fee.
6. Copy of the Revised Submission Letter.

**Health Department**

1. One (1) copy of the revised Final Plat.
2. One (1) copy of the revised Supplemental Plan.
3. Copy of the Revised Submission Letter.

Please note that the Forest Conservation Plan and Worksheet have been revised to include Lot 5 (formerly Lot 2) into the computations.

The following is a point by point response to the comments in your letter dated July 11, 2008:

**Division of Land Development, Pat Britt-Fendley, dated July 11, 2008**

1. Title has been changed as requested.

August 22, 2008  
Ms. Cindy Hamilton, Chief

2. Understood. Upon approval, the waiver petition information including the conditions will be added to the plat.
3. As stated with WP-08-119, "Although we appreciate that relocating the garage for the proposed house on Lot 4 (formerly Lot 1 on previous submittal) would eliminate the need for the retaining wall, we are not sure of the concern with regard to the waiver. The existence or non-existence retaining wall does not impact the request to allow steep slopes and buffers on a lot less than 10 acres, nor does it impact the request to allow a second driveway entrance on a minor arterial roadway. That said, the reason for proposing the driveway as shown is that it is a layout that is typically requested and utilized by builders. Builders seldom like a basement level garage if they can use a retaining wall and have a typical first level garage. Relocating the garage as questioned would create a basement level garage. At this stage, not being the point where a house model has been selected and a plot plan prepared, the retaining wall is the alternative usually preferred and is what has been proposed."
4. The unmitigated line has been shown. A note has been added stating that no mitigation is required. I hope that this answers the question, if not, please advise.
5. As per our discussions and in accordance with the Memorandum dated June 20, 2006, we have left the buffer based upon the stream centerline. Per the Memorandum, in paragraph 3, "if the width between the banks or a stream/river is variable through the site, the consultant should make the decision of using banks or centerline based on the majority of the stream length through the site". I have attached a markup showing the locations where the stream exceeds 10 foot in width, which are small and isolated, for ease of review and to help evaluate this issue.
6. The legend has been revised.
7. The steep slopes have been dashed in and identified with no hatching as requested.
8. The general note has been added as requested.
9. General Note 9 has been corrected on both the plat and the Supplemental Plan as requested.
10. Understood. Signatures will be added prior to submission of originals for signature.
11. The above have been adjusted on the Supplemental Plan where necessary.

Supplemental Plan

12. Ridge Road has been identified as requested.
13. The LOD symbol has been added to the legend and the LOD labeled as requested.



August 22, 2008  
Ms. Cindy Hamilton, Chief

14. The square foot areas were already shown, but have been made more clearly on the plans.
15. The stream has been identified as requested.

Landscaping

16. The surety has been corrected as requested.
17. The tree symbols have been added to the legend as requested.
18. Since no specimen trees are proposed to be removed, no justification is required.

Forest Conservation Plan (FCP) / Forest Stand Delineation Plan (FSD)

19. As per our discussion, a full FSD has been enclosed for your review. An additional sheet fee of \$30 has been paid for the second sheet of the FCP as requested.
20. Although forest is considered cleared for the forest conservation worksheet, it is not actually proposed to be cleared. Only a small portion of forest is proposed to be cleared on Lot 4 for installation of the concrete level spreader and for grading in the rear yard. Forest Conservation Easements have been placed over the priority areas (steep slopes and stream buffers) to meet the break even point, all others are considered cleared.
21. The Forest Conservation Worksheet has been completely redone to include Lot 5 (formerly Lot 2). Please see the attached worksheet.
22. See response above. Worksheet has been redone.
23. Understood. The Developers Agreement and Easement will be processed upon approval.
24. The forested areas were previously shown on the FSD. Shading has been added to help identify the forested area.
25. The treelines have been labeled as requested.
26. The LOD has been identified and added to the legend as requested.
27. The areas to be retained and cleared have been labeled as requested.
28. The area to be cleared has been identified with a hatch pattern as requested.
29. FC signage has been added as requested. Note has been added as well.
30. Signage details have been added as requested.





August 22, 2008

Ms. Cindy Hamilton, Chief

31. Protective fencing has been added to the plans and the detail has been added to sheet 2.
32. The vicinity map has been revised as requested.
33. Construction and Management Notes have been added as requested.
34. A point by point response has been provided above. Significant changes to the design have been noted.
35. Understood.

**Health Department, Robert Bricker, dated June 25, 2008**

1. A separate revised Perc Certification Plan package has been submitted directly to your office.
2. Understood. Drilling and abandonment will be handled directly with your office.
3. As discussed with Jimmy Witmer, with DED, and yourself, we have changed the stone diaphragm to a concrete level spreader which will not allow infiltration.
4. Protective fencing is already proposed and notes have been added to the plan stating that it shall remain in place throughout construction. There is very little area of concentrated flow across the sand mound site from the driveway, but note below has been added as requested.
5. Note has been added as requested.

**Development Engineering Division, Jimmy Witmer, dated June 17, 2008**

**General Comments**

1. General Note has been added as requested.
2. Note 10 has been added from plat #10149.
3. Note has been added next to the driveway for Lot 5 (formerly Lot 2) as requested.

**Financial Guarantee**

1. Developers Agreement is only required for Forest Conservation Retention Areas.
2. Understood. Fee will be paid at the original plat stage.

**Traffic Engineering Comments**

1. No response required.

**Real Estate Services Comments**

August 22, 2008  
Ms. Cindy Hamilton, Chief

1. General Note 21 has been revised as requested.
2. The purpose statement has been revised as requested.

A title report and copy of the subdivision plat will be provide at Developer Agreement stage as requested.

**State Highway Administration, Daniel Doherty, dated June 16, 2008**

1. Understood. A residential access permit will be submitted upon plat approval. A note has been added to the plat about this requirement.

Thanks for your time and consideration of this submission. If you should have any questions or comments, please feel free to call.

Very truly yours,

JOHN E. HARMS, JR. & ASSOCIATES, INC.



Stephanie Demchik, RLA, ASLA  
Senior Project Manager

cc : Health Department  
Wendol Williams

Enc.

