



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov

FAX 410-313-3487

TDD 410-313-2323

July 11, 2008

Wendol Williams
 68 Lantern Hill Road
 Madison, CT 06443

AUG 22 2008

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 August 25, 2008).

Please refer to the enclosed notification of the date and time for your submission appointment.

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 (Drawings, plans)	SUPPORT DATA (Traffic, floodplain wetland, noise studies, SWM reports, etc.)
DLD	2	Point-by-point response letter w/applicable support documents
Health	1	Point-by-point response letter w/applicable support documents

This is the second request for revised plans. It is strongly recommended that you meet with the responsible review staff from the above referenced agencies to discuss resolution of the plan inadequacies. Contact the review staff directly to schedule this meeting. Failure to hold the recommended meeting may result in the need for additional revised plan submissions and the payment of additional fees.

PLEASE BRING A COPY OF THIS LETTER WITH YOU TO YOUR SUBMISSION APPOINTMENT.

If you have any questions, please contact Ms. Pat Britt-Fendley at 410-313-3371 or email at pbritt@howardcountymd.gov.

Sincerely,

Cindy Hamilton, Chief
 Division of Land Development

CH/TKM/MPB
 Enclosures: DLD, Health; DED, SHA
 cc: Research

Jimmy Witmer - Development Engineering Division
 Dan Doherty - State Highway Administration
 Stephanie Demchik - Harms & Associates

September 8, 2008

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

Attn: Robert Bricker

Reference : 1259 Ridge Road
Zubovic Subdivision, Section 1, Lots 4 and 5
(formerly Ridge Road Property, Lots 1 and 2)
Revised Perc Certification Plan
Harms Work Order No. 08-06-011B

Dear Mr. Bricker,

Attached please find the three (3) copies of the Revised Perc Certification Plan for your review and signature approval. As we discussed, the existing septic easement on Lot 5 has been adjusted slightly to maintain 20 feet from the existing house.

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.

1259RR-Health-090808.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

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

9/11/2008

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: *Ridge Road Property Lots 1 & 2*

The Howard County Health Department has reviewed the above referenced submittal. The Final Plat is approvable with direct submission of a Percolation Certification Plan that is in agreement with the Final Plan and the Supplemental Plan.

- 1) A concrete level spreader is shown on the Supplemental Plan to be 20 feet from a well while on the Percolation Certification Plan it shown to be 50 feet away from the well.
- 2) A revision of the Percolation Certification Plan has been submitted to the Health Department, and it is currently under review.

RB
Copy: Stephanie Demchik, Harms & Associates
file

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: August 22, 2008DPZ File No. F-08-143

Department of Planning and Zoning

____ Transportation Planning
 ____ Historic Preservation
 ____ Public Service and Zoning Administration
1 Research - Return to Pat Britt-Fendley
 ____ Address Coordinator

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

Revised
August 22, 2008
DPZ
Land Development

Agencies

____ Soil Conservation District
 ____ Department of Inspections, Licenses & Permits
 ____ Department of Fire and Rescue Services
 ____ State Highway Administration
1 Health Department
 ____ Public School System
 ____ Recreation and Parks
 ____ WSSC (Non-Residential Only)
 ____ 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: Zubovic Subdivision (Formerly Ridge Road Subdivision)ENCLOSED FOR YOUR = _____ Signature Approval ✓ Review & Comments _____ FilesTHE ENCLOSED = _____ Original ✓ Pre-Packaged Plan Set

Plans

	<u># of Sheets</u>
____ Sketch Plan	_____
____ Prel Equiv Sketch Plan	_____
____ Preliminary Plan	_____
<u>2</u> Final Plat/Plat of Easement/RE Plat	<u>2</u>
____ Final Constr Plans (RDS)	_____
____ Final Development Plan	_____
____ Site Development Plan	_____
<u>2</u> Landscape Plan/Supplemental Plan	<u>2</u>
____ 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
 ____ Deed
 ____ Photographs
 ____ Retaining Wall Comps/Details
 ____ Poster/Community or HDC Meeting Information
 ____ Route 1 Details/Summary

WAS: _____ Received _____ Tentatively Approved _____ Recorded

✓ Received and Revised _____ ApprovedOn August 22, 2008COMMENTS: ① Stormwater Management Device to year SRC/Comments Due By: September 10, 2008to well on Supplemental Plan ② Perc Plat currently in review process

NEB

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

DPZ STAFF INITIALS: JEH

4/BR 600% ← 10 min Perc

$$750 / 2^{\text{wide}} = 375 \\ \times .8 \\ = 300 \text{ ft}$$

$$5 \times 60 \\ \times \\ 8 = 40'$$

$$750 / 3 = 250$$

$$\times .83$$

$$= 207.3$$

1' Sidewalk

$$2 \times 55 \\ 2 \times 50$$

$$3 \times 70 \\ \times \\ 12 = 36'$$

COORDINATE LIST			CURVE DATA						
NO.	NORTHING	EASTING	CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING & DISTANCE	
201	609,377.101	1,260,464.922	C1	5789.58'	889.93'	445.85'	08°48'26"	N 26°58'10" E	889.06'
202	609,490.773	1,261,214.197							
203	608,671.824	1,261,012.380							
204	608,575.546	1,260,990.064							
205	608,433.262	1,260,901.000							
206	608,584.730	1,260,061.720							

GENERAL NOTES

- PROPERTY BACKGROUND :
TAX MAP 6, PARCEL 158, LOT 3 (ZUBOVIC SUBDIVISION, SECTION ONE)
FOURTH ELECTION DISTRICT
ADDRESS : 1259 RIDGE ROAD, MOUNT AIRY, MARYLAND 21771
AREA OF THE SUBDIVISION : 17.34 ACRES
AREA OF THE SMALLEST LOT : 130,680 SQ.FT. OR 3.00 ACRES.
- SUBJECT PROPERTY ZONED RC-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND PER THE COMP LITE ZONING AMENDMENTS EFFECTIVE JULY 28, 2006.
- THIS PLAT IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED JULY 2007 BY JOHN E. HARMS, JR. & ASSOCIATES, INC.
- COORDINATES BASED ON NAD '83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 06AA & 0083. BOTH MONUMENTS ARE STAMPED (BRASS OR ALUMINUM) DISCS SET ON TOP OF A 3" DEEP COLUMN OF CONCRETE.

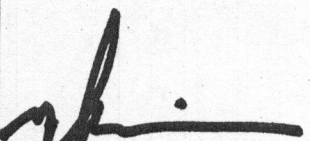
STA. NO. 06AA N 611,064.9938, E 1,261,006.7920 ELEV. 811.84
STA. NO. 0083 N 611,704.8625, E 1,262,007.4923 ELEV. 826.86
- ALL AREAS ARE MORE OR LESS.
- NO BURIAL GROUNDS OR CEMETERIES EXIST ON-SITE.
- STEEP SLOPES, STREAMS OR FLOODPLAINS EXIST ON-SITE. FLOODPLAIN SHOWN HEREON IS BASED ON A PLAT ENTITLED "ZUBOVIC SUBDIVISION" RECORDED AS PLAT #10149 IN DECEMBER 1991.
- WETLANDS EXIST ON-SITE PER FIELD INVESTIGATION BY JOHN E. HARMS, JR. & ASSOCIATES, INC. ON APRIL 2007.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY RETENTION OF 0.95 ACRES OF EXISTING FOREST ON LOT 1 IN ACCORDANCE WITH THE 60,000 SQ. FT. LOT POLICY DATED MAY 11, 1999.
- NO HISTORIC DISTRICTS ARE ADJACENT TO THIS SITE. EXISTING DWELLING IS IDENTIFIED AS HO-234 ON THE HOWARD COUNTY HISTORIC SITES INVENTORY LIST. SITE IS NOT ADJACENT TO A DESIGNATED SCENIC ROAD.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:

A) WIDTH: 12 FT. (16 FT. SERVING MORE THAN ONE RESIDENCE.)
B) SURFACE: 6"(INCHES) OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
C) GEOMETRY: MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45 FT. TURNING RADIUS.
D) STRUCTURES (CULVERTS/BRIDGES): CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING).
E) DRAINAGE ELEMENTS: CAPABLE OF SAFELY PASSING 100-YR. FLOOD WITH NO MORE THAN 1 FT. DEPTH OVER DRIVEWAY SURFACE.
F) STRUCTURE CLEARANCES: MINIMUM 2 FT.
G) MAINTENANCE: SUFFICIENT TO ENSURE ALL WEATHER USE.

TOTAL AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS/PARCELS	2
TOTAL NUMBER OF NON-BUILDABLE LOTS/PARCELS	0
TOTAL NUMBER OF OPEN SPACE LOTS/PARCELS	0
TOTAL NUMBER OF PRESERVATION PARCELS	0
TOTAL AREA OF BUILDABLE LOTS/PARCELS	17.34 ACRES
TOTAL AREA OF NON-BUILDABLE LOTS/PARCELS	0 ACRES
TOTAL AREA OF OPEN SPACE LOTS/PARCELS	0 ACRES
TOTAL AREA OF PRESERVATION PARCELS	0 ACRES
TOTAL AREA OF ROADWAY TO BE RECORDED	0 ACRES
TOTAL AREA OF SUBDIVISION TO BE RECORDED	17.34 ACRES

THE REQUIREMENTS OF 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SPOTING OF MARKERS HAVE BEEN COMPLIED WITH.


MARK S. CRISSMAN, SURVEYOR
DATE 5-28-08

WENDOL A. WILLIAMS, OWNER
DATE

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

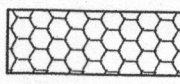
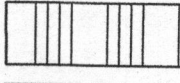
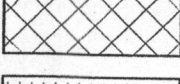
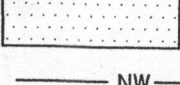
HOWARD COUNTY HEALTH OFFICER
DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION
DATE

DIRECTOR
DATE

LEGEND

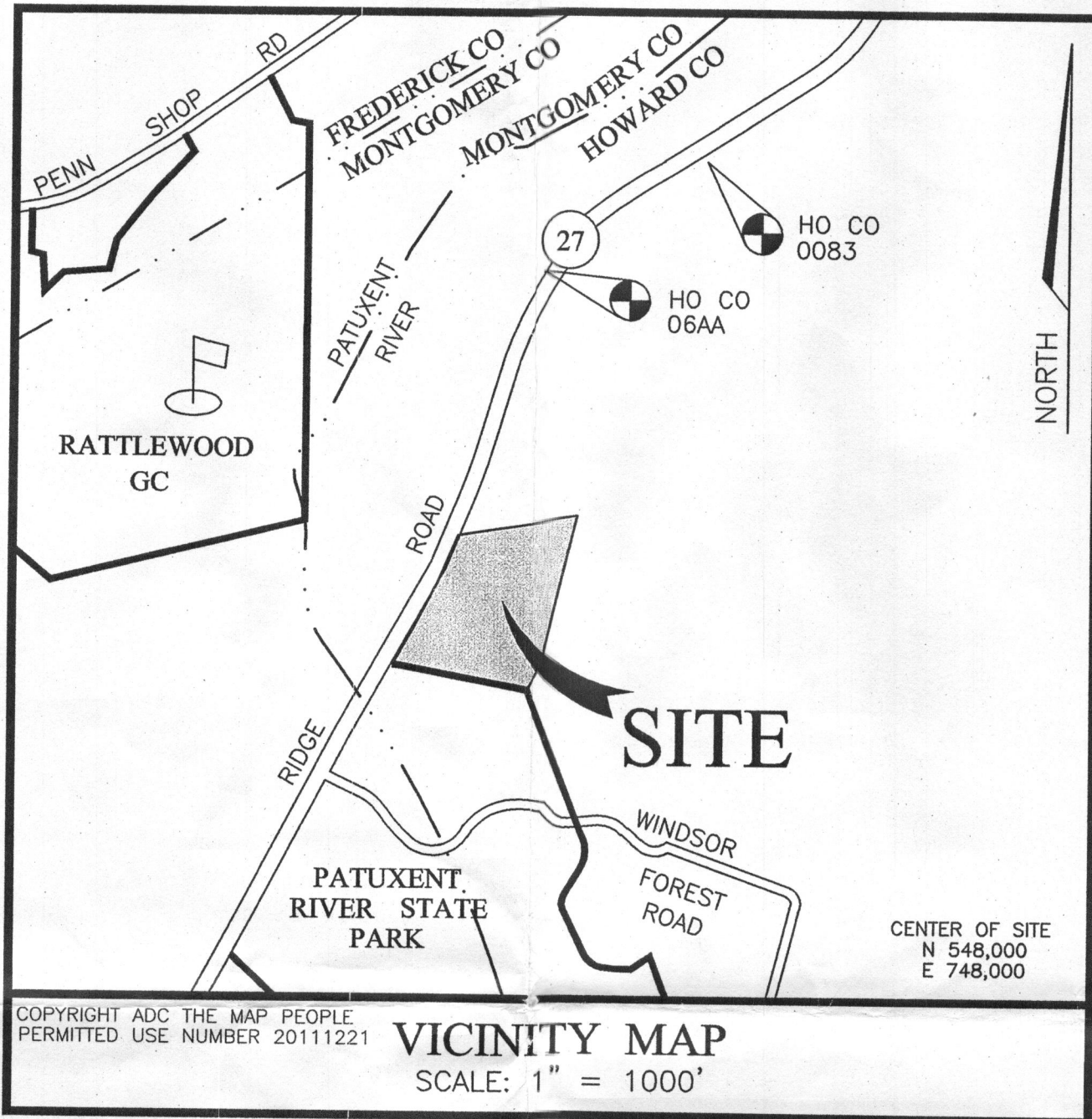
-  FOREST CONSERVATION EASEMENT
-  STORMWATER MANAGEMENT CREDIT EASEMENT
-  25% OR GREATER SLOPES
-  EX. 100 YEAR FLOODPLAIN EASEMENT (PLAT #10149)
- NW NON-TIDAL WETLANDS
- WB 25' WETLAND BUFFER
- US WATERS OF THE US
- SB STREAM BUFFER

OWNER'S STATEMENT

I, WENDOL A. WILLIAMS, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN HEREON, 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE, 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAY AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENT AND RIGHTS-OF-WAY.

WITNESS MY HAND THIS DAY OF

WENDOL A. WILLIAMS, OWNER
DATE & WITNESS



GENERAL NOTES CONT.

- THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQ.FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF THE MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
- ANY CHANGES TO A PRIVATE SEWERAGE PLAN SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
- STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN SATISFIED VIA NON-STRUCTURAL METHODS. ROOFTOP DISCONNECT AND NON-ROOFTOP DISCONNECT ARE BEING UTILIZED.
- LANDSCAPING FOR LOT 1 HAS BEEN PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. PAYMENT OF SURETY FOR THE REQUIRED TREES ON LOT 1 IN THE AMOUNT OF \$1,200 IS DEFERRED UNTIL SUBMISSION OF A GRADING PERMIT.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS PER COUNCIL BILL 45-2003 AND THE ZONING REGULATIONS AS AMENDED BY COUNCIL BILL 75-2003. DEVELOPMENT OR CONSTRUCTION ON THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, WAIVER PETITION APPLICATION, OR BUILDING/GRADING PERMIT.
- THERE IS AN EXISTING HOUSE, GARAGE, AND BARN LOCATED ON LOT 2 (KNOWN AS 1259 RIDGE ROAD) WHICH ARE TO REMAIN. THE EXISTING HOUSE IS NON-CONFORMING WITH RESPECT TO THE FRONT BUILDING RESTRICTION LINE SET FORTH UNDER SECTION 104.E OF THE ZONING REGULATIONS. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING STRUCTURES ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- THIS PLAT IS EXEMPT FROM APFO BASED ON SECTION 16.1107(b)(1)(v) OF THE HOWARD COUNTY CODE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAM(S), STEEP SLOPES, OR THEIR REQUIRED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- NO CLEARING, EXCAVATING, FILLING, ALTERING DRAINAGE, OR IMPERVIOUS PAVING, MAY OCCUR ON LAND LOCATED IN A FLOODPLAIN UNLESS REQUIRED OR AUTHORIZED BY THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS, THE DEPARTMENT OR PUBLIC WORKS, THE DEPARTMENT OF RECREATION AND PARKS, THE SOIL CONSERVATION DISTRICT, OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. ANY PROPOSED CONSTRUCTION OR A STRUCTURE LOCATED WITHIN A FLOODPLAIN SHALL BE SUBJECT TO THE REQUIREMENTS OF THE HOWARD COUNTY BUILDING CODE.
- THE 35' REAR ENVIRONMENTAL SETBACK FOR LOT 1 IS IN ACCORDANCE WITH SECTION 16.120(b)(4)(iii) OF THE SUBDIVISION REGULATIONS WHICH ALLOWS STEEP SLOPES ON LOTS 20,000 SQUARE FEET OR GREATER IN SIZE IF THEY ARE LOCATED NO CLOSER THAN 35 FEET FROM THE BUILDING ENVELOPE. A DECK MAY PROJECT 10 FEET BEYOND THE BUILDING ENVELOPE.

OWNER

WENDOL A. WILLIAMS
68 LANTERN HILL ROAD
MADISON, CONNECTICUT 06443
(203)245-6240

NOTE: THE PURPOSE OF THIS PLAT IS TO RESUBDIVIDE LOT 3 (PER PLAT #10149) TO CREATE LOTS 1 & 2, ADD FOREST CONSERVATION EASEMENTS 1 & 2, AND ADD STORMWATER MANAGEMENT CREDIT EASEMENTS.

RECORDED AS PLAT ON AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT
RIDGE ROAD PROPERTY LOTS 1 & 2
(A RESUBDIVISION OF LOT 3, ZUBOVIC SUBDIVISION SECTION 1-PLAT#10149)
SHEET 1 OF 2

TAX MAP: 6	FOURTH ELECTION DISTRICT	SCALE: AS SHOWN
PARCEL: 158	HOWARD COUNTY, MARYLAND	DATE: FEBRUARY 2008
GRID: 1	EX. ZONING: RC-DEO	DPZ FILE NOS: F-91-164



ENGINEERS • PLANNERS • SURVEYORS

41 E. All Saints Street, Suite 210
Frederick, Maryland 21701
Office: 301/631-2027
FAX: 301/631-2028