

7178 Columbia Gateway Drive, Columbia MD 21046  
(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)

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

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**MEMORANDUM**

TO: Cindy Hamilton,  
Chief, Division of Land Development

CC: Terrell Fisher,  
Fisher, Collins & Carter Civil Engineering Consultants and Land Surveyors, Inc.

FROM: Dana Bernard  
Well and Septic Program  
Development Coordination Section

RE: F-10-008  
Tax Map 6 Parcel 127  
Title: Idiots Delight Lot # 4

DATE: August 11, 2009

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The following comments apply to the plan prepared Fisher, Collins & Carter, Inc.  
Applicant is advised to revise and resubmit prior to signature.

- The remaining parcel must be labeled Non-Buildable Bulk Parcel "A".  
(This information is on the Percolation Certification Plan and should be on the final.)
- Remove Proposed Percolation symbol from legend.


In addition, the following notes must be included in the General Notes:

- Line 36 must be removed and replaced with: Non-Buildable Bulk Parcel "A" (Also being the residue property of Idiot's Delight Inc.) reserves the right to be further subdivided in accordance with terms and conditions of a deed of easement with the Agricultural Land Preservation Foundation of the Department of Agriculture recorded in Liber 1076 at Folio 141 and upon approval of any future subdivision plats by the department of Planning and Zoning and the Howard County Health Department.

**DEPARTMENT OF PLANNING AND ZONING  
DEVELOPMENT ENGINEERING DIVISION**

**August 12, 2009**

**TO: Cindy Hamilton, Chief  
Division of Land Development**

**FROM: Charles F. Dammers, Chief  
Development Engineering Division** 

**Project Engineer: Philip M. Thompson**

**RE: DP&Z File #: F-10-008 (PLAT)**

**Idiot's Delight**

Approved subject to the following comments being addressed:

**Note: Please be advised that the 2007 Stormwater Management Regulations are in effect. Any projects not having an approved stormwater management plan and sediment and erosion control plan by May 4, 2010 will be required to submit revised plans designed to current regulations.**

Real Estate Services Comments:

1. See attached comments.

General Comments:

1. On sheet 1, please revise General Note 10 to state, "*For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem and the road right-of-way line only and not onto the flag or pipe stem lot driveway.*"
2. If you have any questions or require additional explanation I can be reached at 410-313-3368 or by email at [PThompson@howardcountymd.gov](mailto:PThompson@howardcountymd.gov).

MSHA (Dan Doherty, 410-545-5584, [DDoherty@sha.state.md.us](mailto:DDoherty@sha.state.md.us))

1. No comments.

HSCD (Geoff Schoming, 410-489-7987, [GSchoming@howardcountymd.gov](mailto:GSchoming@howardcountymd.gov))

1. No comments received.

DF&RS (Tim Diehl, 410-313-6044, [FD1863@howardcountymd.gov](mailto:FD1863@howardcountymd.gov))

1. No comments received.

**Financial Guarantee:**

1. The developer agreement for stormwater management shall be executed before the record plat can be accepted for signature.
2. The proposed subdivision is subject to the requirements of Section 16.133(c) of the 1993 Subdivision and Land Development Regulations and Resolution No. 83-1993, and is located in the Patuxent watershed. The developer shall contribute \$75.00 per lot prior to or concurrent with submitting the plat for recordation. His payment will be credited to Account Number 814-003-7150

$$\frac{1}{\text{\# of Lots}} \times \frac{\$75.00}{\text{Fee}} = \frac{\$75.00}{\text{Total Fee Due}}$$

CFD/pmt

F:\COMMENTS\PLAT\RP10008.docx



**Howard County**  
*Internal Memorandum*

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Re: P&Z File No. F-10-008  
Idiot's Delight, Lot 4  
Comments Due Back: August 10, 2009

Date: August 3, 2009

To: Phil Thompson, Project Engineer  
Development Engineering Division

From: Karen Wolfe, Land Acquisition Agent  
Real Estate Services Division

I have reviewed the above referenced subdivision plat dated June 25, 2009, and the following comment is provided:

The plat does not show any public easements, or fee simple areas, to be conveyed to the County.

August 12, 2009

DEPARTMENT OF PLANNING AND ZONING  
Division of Land DevelopmentPat Britt-Fendley - 410-313-3371 - [pbritt@howardcountymd.gov](mailto:pbritt@howardcountymd.gov)**COMMENTS (1<sup>st</sup> Submission - Received 7/20/09)****RE: Idiot's Delight, Lot 4 – Agricultural Land Preservation Subdivision  
F-10-008**

The following comments that are highlighted in bold print are this Division's most significant comments from this review.

1. **This subdivision plan is subject to compliance with the enclosed comments from the Agricultural Land Preservation Program Administrator (ALPPA). You are advised that the Release Agreement with the Agricultural Preservation Land Advisory Board must be completed and any required fee paid for the lot's release from the Agricultural Preservation Program prior to the Planning Director's signature approval of the plat.**

**Cemetery:**

2. **Provide this office with a certification that the cemetery (referenced in Deed Liber 766, Folio 696) will not be impacted by development of Lot 4 and Lot 4's access; and, reference that certification in General Note #14.**
3. **General Note #14 – the Liber reference is incorrect. Correct to read: "Liber 766".**
4. **Correct the wording of General Note #14 on the Supplemental Plan to be consistent with the wording of General Note #14 on the Plat.**

**Forest Conservation (GN #20 Plat; GN #21 Supplemental Plan):**

5. **For this office to evaluate Forest Conservation requirements for this lot, please include in the General Note(s) the area of forest clearing for construction on Lot 4 and state that this area includes Lot 4's "off-site" driveway construction and any improvements to the shared driveway with Lot 2, as applicable.**

**The total clearing of forested areas required for the development of this lot must be less than 40,000 square feet to be eligible for the exemption allowed under Section 16.1202.(b).(1).(vi) of the Subdivision Regulations.**

**Landscaping:**

6. **Existing vegetation to remain may be credited for up to 100% of the landscaping obligation; however, a minimum buffer width of 20-feet of existing vegetation must be preserved. Supplemental planting is required for preservation areas of lesser widths.**

**The landscape edges adjacent to the Smith Property (Parcel 494) and the Widmaler Property (Parcel 224) do not maintain the required 20' landscape edge for which credit can be taken. Please show supplemental planting along these perimeter edges. Also, show all required schedules, plant details, standard notes, developer notes with signatures and dates on the Supplemental Plan. Revise General Notes #19 (Plat) and # 20 (Supplemental Plan), accordingly.**

**General Comments:**

7. Please remove the "existing paving" of Florence Road from the record plat. This feature should be shown on the Supplemental Plan only.
8. Identify, label and dimension either the full right-of-way or the half right-of-way of Florence Road (Plat Sheet 3 of 3).
9. Checklist Item #6 – Identification of adjacent properties – See attached comments #2-10 from Joy Levy, ALPP Administrator.
10. On the Plat, make the following corrections to General Note #16 (Use-in-Common Driveway):
  - Line 2 -- insert the words: "has been" before the word "recorded".
  - Remove Line 3 in its entirety.
11. Also, add a similar note which references the creation of the access easement and maintenance agreement for the section of single use driveway for Lot 4 which is on the remainder parcel.
12. Correct General Note #30 to read:

*"There are no steep slopes (25% or greater) on the subject property."*
13. Add the following "Purpose Statement" to directly above the Title Block.

*"The sole and only purpose of this plat is to create one agricultural lot of 1.0 acres in size to be in accordance with Maryland Agricultural Land Preservation Easement 13-79-03Bce".*
14. Identify the remainder parcel as "Parcel 127". (Also, see Health Department Comments – bullet #1.)
15. Add the phone # to the owner's name and address information.
16. In large bold lettering, print "F-10-008" in the margin below the Title Block.
17. **As applicable, reflect the above changes on the "Supplemental Plan".**

**Supplemental Plan:**

18. **In the detail for Lot 4, identify, label and dimension the width of the shared driveway and the width of the proposed driveway.**

\* \* \*
19. Submit a point-by-point response letter addressing each of the above comments. Each response should be in a complete sentence to benefit those who read the file. In addition, specify any significant design changes shown on the revised plan submission.
20. Additional comments may be generated with the subsequent reviews of this plan.

TKM/MPB  


**General Comments:**

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8. Identify, label and dimension either the full right-of-way or the half right-of-way of Florence Road (Plat Sheet 3 of 3).
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15. Add the phone # to the owner's name and address information.
16. In large bold lettering, print "F-10-008" in the margin below the Title Block.
17. As applicable, reflect the above changes on the "Supplemental Plan".

**Supplemental Plan:**

18. In the detail for Lot 4, identify, label and dimension the width of the shared driveway and the width of the proposed driveway.

\* \* \*
19. Submit a point-by-point response letter addressing each of the above comments. Each response should be in a complete sentence to benefit those who read the file. In addition, specify any significant design changes shown on the revised plan submission.
20. Additional comments may be generated with the subsequent reviews of this plan.

TKM/MPB  





# Howard County


Agricultural Land Preservation Program

**MEMORANDUM**

**Subject:** F-10-008 Idiot's Delight property

**To:** Cynthia S. Hamilton, Chief, Division of Land Development

**Through:** Elmina J. Hilsenrath, Chief, Resource Conservation Division 

**From:** Joy Levy, ALPP Administrator 

**Date:** August 11, 2009

The referenced plan has been reviewed for compliance with the requirements of the Howard County Agricultural Land Preservation Program (ALPP). The following comments are forwarded for your review:

1. Please label the subject property as "Maryland Agricultural Land Preservation Foundation easement, 13-79-03Bce".
2. Please label the Idiot's Delight Corporation II property (tax map 7, parcel 471) as "Maryland Agricultural Land Preservation Foundation easement, 13-79-03Ace".
3. Please label the Murray property (tax map 6 parcel 113) to the west of the subject property as "Howard County Agricultural Land Preservation Program easement, HO-07-01-E".
4. The above mentioned Murray property was merged with another parcel owned by Mr. Murray prior to the County acquiring an easement. Please correct the parcel number on the plan to reflect that parcel 113 is now parcel 65.
5. Please label the Murray property (tax map 6 parcel 70) to the west of the Idiot's Delight Corporation No. 2 property as "Howard County Agricultural Land Preservation Program easement, HO-04-02-PPSD".
6. Please label the Zirkle property (tax map 6 parcel 71) to the north of the Idiot's Delight Corporation No. 2 property as "Howard County Agricultural Land Preservation Program easement, HO-84-01-E".
7. Please label the Bowman property (tax map 7 parcel 490) to the east of the Idiot's Delight Corporation No. 2 property as "Howard County Agricultural Land Preservation Program easement, HO-00-04-PPSD".
8. Please label the L Meadow II LP property (tax map 7 parcel 209) to the east of the Idiot's Delight Corporation No. 2 property as "Howard County Agricultural Land Preservation Program easement, HO-91-19-E".
9. Please label the McCarron property (tax map 12 parcel 25) to the south of the subject property as "Howard County Agricultural Land Preservation Program easement, HO-96-01-E".
10. Please label the JJM, Inc. property (tax map 6 parcel 73) to the west of the subject property as "Howard County Agricultural Land Preservation Program easement, HO-92-08-E(B)".
11. Please correct General Note #34 to remove the phrase at the end that says, "perimeter, landscape requirements..."
12. Please add to the end of General Note #36, "and MALPF"
13. Please remove General Note #37.

14. The lot location shown on the plan is consistent with that which was approved by the Maryland Agricultural Land Preservation Foundation Board on February 27, 2007.

If you have questions please contact Joy Levy at 410-313-5407.

cc: Ag Read File  
SRC Read File  
Idiot's Delight Inc File 13-79-03Bce  
Land Development (2)

**TRANSMITTAL OF PLANS FOR REVIEW**  
**DEPARTMENT OF PLANNING & ZONING**  
**DEVELOPMENT ENGINEERING DIVISION**

Rev.Eng. PMT

July 20, 2009

**TO:**

- DAN WARD, LITTLE PATUXENT WATER RECLAMATION PLANT
- MARK KREIS, BU OF ENVIRONMENTAL SERVICES (SDP - TOWNHOUSE & APT.)
- REAL ESTATE SERVICES DIVISION (PLAT & ROAD CONST. DRWGS.)
- TRAFFIC ENG DIV.(SKETCH, PREL., FINAL RDS & PLAT & COM. SDP)
- TRANSPORTATION AND SPECIAL PROJECTS
- BUREAU OF HIGHWAYS (ROAD CONST. DRWGS. & RED-LINE)
- DIVISION OF LAND DEVELOPMENT  
(DESIGN WAIVERS - SDP & ROAD CONST. DRWGS. - RED-LINE)
- INSPECTIONS, LICENSES & PERMITS (COMMERCIAL SDP - RED-LINE)
- SOIL CONSERVATION SERVICES (SDP & ROAD CONST. DRWGS. - RED-LINE)
- RONALD G. LEPSON, CHIEF, BUREAU OF ENGINEERING (DESIGN WAIVERS)
- STATE HIGHWAY ADMINISTRATION
- FIRE AND RESCUE

**RECEIVED**

JUL 23 2009

Department of Planning & Development Engineering Division

**SUBJECT: SUBDIVISION PLANS FOR REVIEW**

**COMMENTS DUE:** August 10, 2009

**P & Z FILE NUMBER:** F-10-008

**NAME OF PLAN:** Idiot's Delight

**ENCLOSURE:**

- |  |  |
|--|--|
| <input type="checkbox"/> SKETCH PLAN             | <input type="checkbox"/> SITE DEVELOPMENT PLAN   |
| <input type="checkbox"/> SKETCH PRELIMINARY PLAN | <input type="checkbox"/> INDUSTRIAL WASTE SURVEY |
| <input type="checkbox"/> PRELIMINARY PLAN        | <input type="checkbox"/> RED-LINE ROAD CONST     |
| <input checked="" type="checkbox"/> FINAL PLAT   | <input type="checkbox"/> RED-LINE SDP            |
| <input type="checkbox"/> FINAL PLAN              | <input type="checkbox"/> TRAFFIC STUDY/APFO      |
| <input type="checkbox"/> DESIGN WAIVER           | <input type="checkbox"/> WAIVER PETITION         |

SUBMISSION RECEIVED FROM: DP&Z / July 20, 2009 :

*Please return the redline drawing back to DED.*

RETURN COMMENTS TO DEVELOPMENT ENGINEERING DIVISION EITHER ON THIS FORM OR VIA E-MAIL TO REVIEW ENGINEER

Comments:

The Maryland State Highway Administration, (SHA)  
has no comments regarding the proposed plan.

*David P. Delaney*

SIGNED BY: DPD DIVISION: SHA DATE: 7/22/09



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

August 20, 2009

Revised  
SEP 09 2009  
DPZ - Land Dev

Idiot's Delight, Inc.  
2551 Florence Road  
Woodbine, MD 21797-7800  
Attn: Stan Miller

RE: Idiot's Delight, Lot 4  
Agricultural Land Preservation Subdivision  
F-10-008

Dear Mr. Miller:

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 October 4, 2009).

**Please refer to the enclosed notification of the date and time of 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 & Supplemental Plans
ALPP	1	Point-by-Point Response Letter
Health	1	Point-by-Point Response Letter & Supplemental Plans

If you, or your consultant, have 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 September 3, 2009. Please understand that this will be a brief meeting designed to discuss major issues only.

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

If you have any questions, please contact Ms. Pat Britt-Fendlay at 410-313-3371 or via e-mail at [pfendlay@howardcountymd.gov](mailto:pfendlay@howardcountymd.gov).

Sincerely,

Cindy Hamilton, Chief  
Division of Land Development

CH/TKM/MPB  
Enclosures: DLD, ALPP, DEH, DED

cc: Research  
Joy Levy – Agricultural Land Preservation Program  
Dana Bernard – Well & Septic Program, Health Department  
Phil Thompson – Development Engineering Division

**THE FOLLOWING IS YOUR SCHEDULED SUBMISSION APPOINTMENT FOR THE ENCLOSED LETTER.**

**PROJECT** Idiots Delight F-10-08

**TYPE OF SUBMISSION:** Revised

**DATE:** October 1

**TIME:** 8:15

**PERSON WITH:** JJ

By contacting Carol Stirn of the Division of Land Development at 410-313-2350 or via email at [cstirn@howardcountymd.gov](mailto:cstirn@howardcountymd.gov), you may make **ONE CHANGE** to this appointment to bring your 'revised plans' in on an alternate date, but only if the date chosen is available and you know that the submission will be completely ready. You will have to take the time/person that is available and assigned.

If the date you picked is not available, then the submission **WILL** remain on the originally scheduled date.

You are reminded that failure to submit your revised plan by the date specified in the accompanying letter will result in the voiding of this plan.

