

LAYOUT 9/19/07 (KW) INSP 4 9/21/07 (KW)
 INSP 2 9/20/07 (KW) INSP 5 9/25/07 (KW)
 INSP 3 9/21/07 (KW) INSP 6 9/26/07 (KW)

9/26/07 (KW)
9/27/07 (KW)

ISSUE DATE: 07/27/2007

P 527272

APPROVAL DATE: 9/27/07 (KW)

A 523530

PERMIT

TAX ID # 03291804

**ON-SITE SEWAGE DISPOSAL SYSTEM
 HOWARD COUNTY HEALTH DEPARTMENT
 BUREAU OF ENVIRONMENTAL HEALTH**

David Moxley IS PERMITTED TO INSTALL ALTER

ADDRESS: 8939 Woodsboro Pike, Walkersville PHONE NUMBER: 410-465-4242

SUBDIVISION: Robert Moxley Property LOT NUMBER: 1

ADDRESS: 3686 Folly Quarter Rd PROPERTY OWNER: Robert Moxley

SEPTIC TANK CAPACITY (GALLONS): 2000 OUTLET BAFFLE FILTER REQUIRED

PUMP CHAMBER CAPACITY (GALLONS): _____ COMPARTMENTED TANK REQUIRED

NUMBER OF BEDROOMS: 4

SQUARE FEET PER BEDROOM: _____

LINEAR FEET OF TRENCH REQUIRED: 280

TRENCHES:	Trench to be 2.0 feet wide. Inlet 4.0 feet below original grade. Bottom maximum depth 8.0 feet below original grade. Effective area begins at <u>1.0</u> feet below original grade. 4.0 feet of stone below distribution pipe. <u>5.0</u>
LOCATION:	
NOTES:	Layout inspection required prior to installation.

PLANS APPROVED: Sara Fegel DATE: 7/26/07

- NOTE: PERMIT VOID AFTER 2 YEARS
- NOTE: CONTRACTOR RESPONSIBLE FOR SCHEDULING A PRE-CONSTRUCTION INSPECTION FOR ALL INSTALLATIONS
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE 100 FEET FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS UNLESS SPECIFICALLY AUTHORIZED

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT CALL 410-313-1771 FOR INSPECTION OF SEPTIC SYSTEM

NOT TO SCALE



Top Line

F.L.C.

F.L.C.

corner
square
stake

corner
square

corner
square
stake

Large
Pin Oak

corner
square
stake

c/o
connection
for other
sales

Forest Connection

Forest Connection

210'

60'

67'

67'

12'

12'

9'

9'

10'

10'

12'

12'

9'

9'

12'

12'

9'

9'

12'

12'

9'

9'

12'

12'

7' 7"

7' 7"

19'

23'

108'

40'

40'

108'

40'

40'

108'

40'

40'

108'

40'

40'

108'

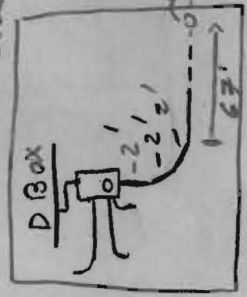
40'

40'

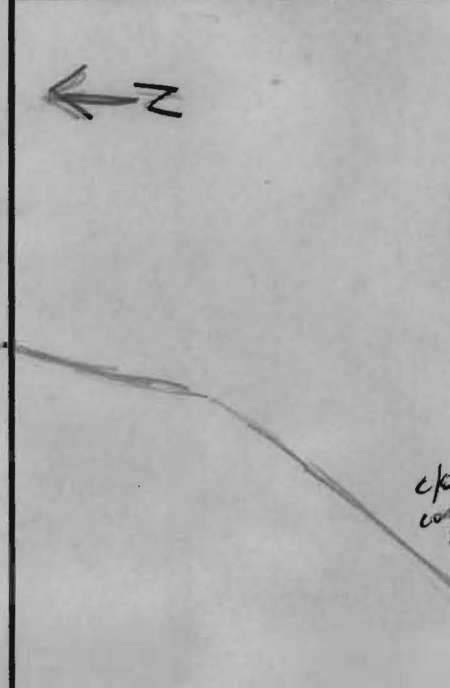
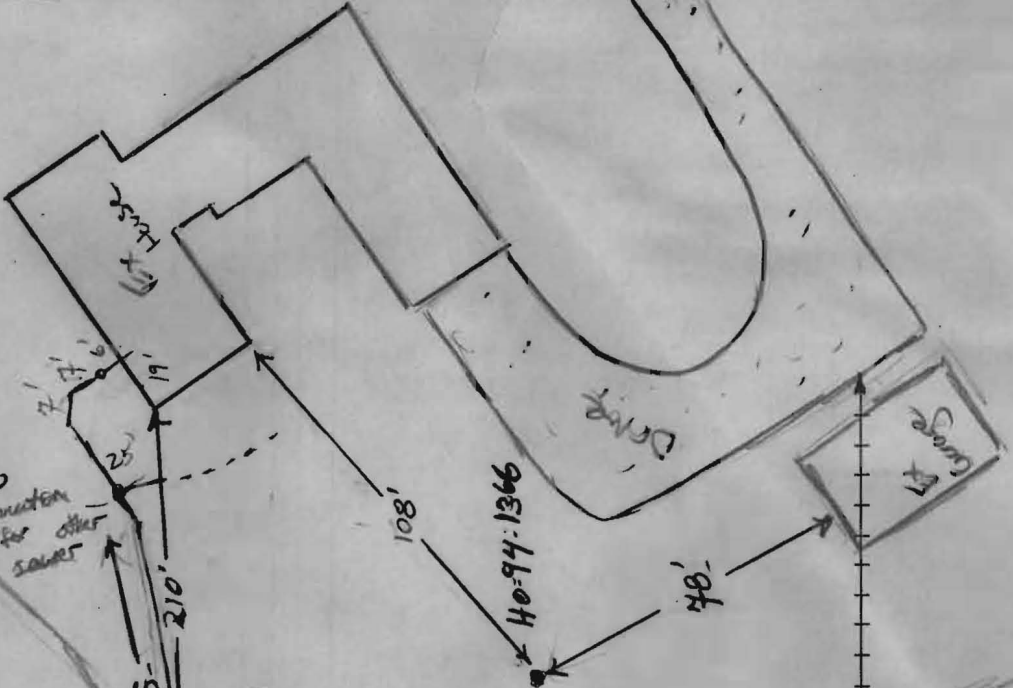
108'

40'

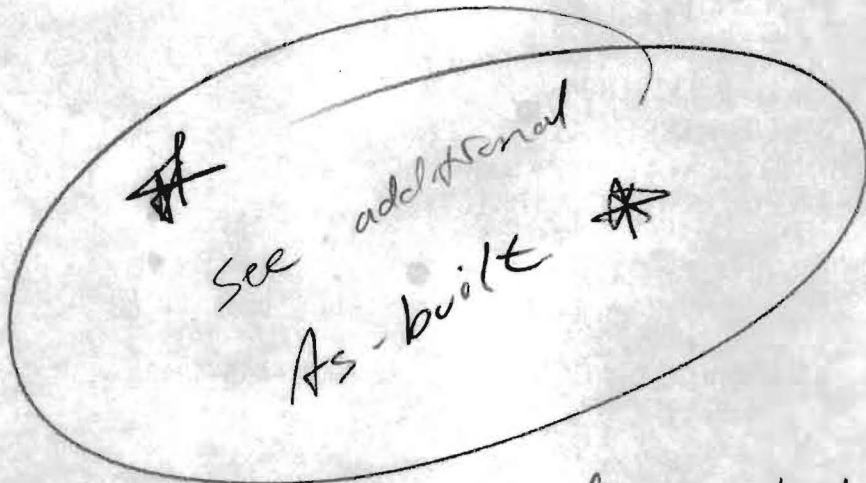
40'



ROAD



NOT TO SCALE



Due to depth of base connection, contractor tried to move tank away from house. Contractor was hitting rock @ depths 3' - 5'. Had hard time finding area w/ a 25' easement between F.L. area to place S.T. (KW)

- 9/25/07 Trenches complete (KW)
- 9/26/07 Plumbing from house to 2nd l/c installed. OK to continue. (KW)
- 9/26/07 system complete. OK to backfill (KW)
- 9/27/07 D.W. Pumped / collapsed ROAD

TRENCH/DRAINFIELD DATA		
WIDTH	INLET	BOTTOM
2'	4	8'
NUMBER OF TRENCHES		4
TOTAL LENGTH		270'
ABSORPTION AREA		540' + SW
DISTRIBUTION BOX LEVEL		hules.
DISTRIBUTION BOX BAFFLE		Yes
DISTRIBUTION BOX PORT		Yes

SEPTIC TANK DATA	
SEPTIC TANK 1 LEVEL	Yes
CAPACITY	2000 GAL
SEAM LOC	Top
TANK LID DEPTH	1'-3'
BAFFLES	Yes
BAFFLE FILTER	—
MANHOLE LOC	Front/Rear
6" PORT LOC	none
WATERTIGHT TEST	—
SEPTIC TANK 2 LEVEL	N/A
CAPACITY	— GAL
SEAM LOC	—
TANK LID DEPTH	—
BAFFLES	—
BAFFLE FILTER	—
MANHOLE LOC	—
6" PORT LOC	—
WATERTIGHT TEST	—

PRE-CONSTRUCTION 9/19/07 Keep S.T. 20' from house and 100' from well. Install 4 trenches on contour totaling 280'.

INSTALLATION as possible. 2 x 60' running to one side of S.D. and 2 x 77' if possible. 9/20/07 Top trench dig, stored.

Additional septic stone w/ dot of lime. Told contractor 2 ft ports, stone will not be approved. (KW)

9/21/07 Second 45' trench finished. Ran a little close @ end of trench to go above huge pop oak tree. House connection extending 7' + below grade caused us to move tank 200' + down hill towards septic area. OK to continue (KW)

FINAL INSPECTOR 9/21/07 Tank set. DATE OF APPROVAL

LAYOUT _____ INSP 4 _____
INSP 2 _____ INSP 5 _____
INSP 3 _____ INSP 6 _____

ISSUE DATE: 07/27/2007

PERMIT

P 527272

APPROVAL DATE: _____

A 523530

TAX ID # 03291804
ON-SITE SEWAGE DISPOSAL SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT
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NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT CALL 410-313-1771 FOR INSPECTION OF SEPTIC SYSTEM

JamesB

From: Brenda Luber [BLuber@howardcountymd.gov]
Sent: Monday, July 02, 2007 3:09 PM
To: bnelson@rbagroup.com; jbuchheister@rbagroup.com
Subject: Re: Robert Moxley Property, F-07-023

James,

Sorry I was not able to reply to you sooner, but I wanted to discuss your proposal with Cindy. She did not have a problem with your proposal. I have answered your questions (see below in bold).

Brenda

>>> "James Buchheister" <jbuchheister@rbagroup.com> 6/29/2007 6:12 PM >>>
Good morning Brenda and welcome back.

I know you are going to be swamped playing catch up after your vacation, but I desperately need your attention on this matter. To make matters worse, I will be on vacation this coming week, but I will be following this closely and I have staff in my office staged to assist me. I am presenting alot if info here, but please bare with me.

In addition to your comments and DED's comments, we are faced with complying with a health department comment that contains a potentially serious impact. Basically, we need to use a previously proposed septic area for the lot that once was proposed behind the existing residence for the existing residence. I have attached a sketch for your reference (Moxley pdf 1). The conflict that arises is the displacement of the forest conservation area.

We think we have a solution to this and I want to run it by you. The solution is to use the new septic area for the existing house and provided as much as a 20' wide 'easement' swath connecting it to the existing house for construction, maintenance, access, etc. The other part of this solution is to extend the FC easement to the north of the existing residence to offset the FC easement displaced by the septic area. See attached sketch (Moxley pdf 2). We currently propose 2.22 acres of FC and with this solution, we will have two areas of 1.3 acres and 1.1 acres for a combined total of 2.4 acres, which exceeds the 2.22 acres leaving us in compliance.

The questions I could really use answers to are:

- Is our solution acceptable? yes
- Will this level of revision cause additional review time or have any impact to the timeline set forth in the TC letter? It's difficult to determine until the other agencies have reviewed the plan. You may be reviewed to make another direct.
- Can we do a direct submission to you for this change? yes
- Do we have to do direct submissions to any other departments because of the change? NO
- Is there a possibility of paying fee-in-lieu for 0.5 acres of FC removed from the plans (area of septic easement and 20' access strip) rather than extending the FC to the north as proposed? You can propose payment of a fee for the .5 acres, but you must provide a justification.
- We originally only had two weeks to address the LD, DED and HD comments. Do you need proof from DED and HD that we have complied by the 7/10 deadline? You should have each agency sign a transmittal when you deliver their direct.
- Given the level of impact of the HD comment, is there any chance of an extension of time to the 7/10 deadline? I would think an additional week would be sufficient. We do not grant extension to the direct deadline (you must demonstrate government delay, or submit a formal waiver request)
- Your comment # 4 asks us to combine a variety of drawings together to form an set of plans (sheets 1-4) Do these need to be on mylar? Do these come back as a direct submission to you along with the revised final plan and a point-by-point response letter? These plans will become a mylar set. Paper copies are

submitted with the direct submission. The mylars are submitted as directed in the TC letter.

In my absence, please email or call Bob Nelson, VP MD Operations, or Jerry Eastridge, Director of Engineering directly at 410. 312.0966, bnelson@rbagroup.com, jeastridge@rbagroup.com

Thank you,
James Buchheister, RLA
The RBA Group
7164 Columbia Gateway Drive
Columbia, Maryland 21046
Office - 410.312.0966
Fax - 410.312.0897

July 10, 2007

Howard County
Howard County Health Department
Development Coordination Section
7178 Columbia Gateway Drive
Columbia, MD 20146

Re: F-07-123
3686 Folly Quarter Road

To Whom It May Concern:

Please accept this direct submission for the above referenced final plan. We believe we have addressed the final outstanding comments and offer this letter with the point-by-point response and the associated plans for your review and approval.

I would like to preface the response to your comments with a summary of revisions to the plan that were made above and beyond revision to notes, addition of details, etc., that were made since the last submission. The health department required that the existing house use an approved septic disposal area so we used the previously approved septic disposal area located in the northwest corner of the property at the bottom of the slope. A conflict with using the SDA arose as we had previously proposed a forest conservation retention easement in that area and thus needed to revise the forest conservation plan in order to utilize the SDA for the existing house. The revisions to the forest conservation retention easement, in order to allow the use of the SDA, was pre-reviewed by DLD and approved. I have attached a copy of that correspondence with this letter for your information. One subtle difference between the pre-reviewed solution in the correspondence and the final solution is the width of the access to the SDA from the existing house was widened by 5' from 20' to a total of a 25' wide utility strip to allow for room for construction and to help prevent unintentional disturbance to the adjacent forest conservation areas.

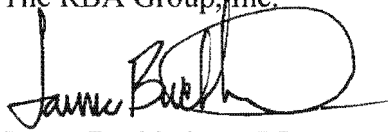
Point-by-point response:

1. All wells need to be drilled prior to final plat approval and well completion reports need to be on file with the Health Department.
 - Developer has been made aware of this requirement.
2. Sewage disposal area required for existing house.
 - A sewage disposal area was added for the existing house.

M3716 HD Final Resubmission 071007.doc

3. Sewage disposal area cannot be located in a forest conservation Easement. This statement reflects Note #6 on the final plan, which states, “No clearing, grading, or construction, is permitted within the easement...”
 - Plans have been revised so that Sewage Disposal Areas are not proposed within forest conservation easement areas
4. Lot 2 – Shift the perforated underdrain pipe 10’ towards the driveway.
 - Underdrain was shifted 10’ towards the driveway.
5. Show well locations on supplemental plan.
 - Well locations were added to the supplemental plan.
6. The well box on Lot 2 needs to be adjusted out of the forest conservation easement; also the well line cannot be in that area.
 - Well box was adjusted to be out of the forest conservation easement.
7. Final plan and percolation certification plan need to match
 - Plans now match.

Sincerely,
The RBA Group, Inc.



James Buchheister, RLA



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

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

MEMORANDUM

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: Sara Fegel, R.S. *SF*
Well and Septic Program
Development Coordination Section

RE: File Number: F-07-023
Robert Moxley Property
3686 Folly Quarter Road

DATE: June 5, 2007

The Department of Health completed the review of the Robert Moxley Property final plan. The revisions/ corrections mentioned below must be corrected prior to plan approval or signature. Applicant is advised to revise and resubmit prior to signature.

- All wells need to be drilled prior to final plat approval and well completion reports need to be on file with the Health Department
- Sewage disposal area required for existing house
- Sewage disposal area can not be located in a Forest Conservation Easement. This statement reflects Note #6 on the Final plan which states "No clearing, grading, or construction, is permitted within the easement..."
- Lot 2 - Shift the perforated underdrain pipe 10' towards the driveway
- Show well locations on supplemental plan
- The well box on Lot 2 needs to be adjusted out of the Forest Conservation Easement; also the well line can not be in that area. This statement reflects Note #6 on the Final plan which states "No clearing, grading, or construction, is permitted within the easement..." Well line and well box need to be 10' from lot lines and driveways.
- Final plan and percolation certification plan need to match

Cc.
James Buchheister, RBA Group

Emailed to Blaker DP2 6/5/07
Fixed to J.B. 6/5/07

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 5-17-07

DPZ File No. E-07-023

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation 4
- Public Service and Zoning Administration
- Research 1 *Robert M. Property*
- Address Coordinator 1 *Suber*

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

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

Revised

MAY 17 2007

DPZ - Land Dev

RE: Robert M. Property

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original Pre-Packaged Plan Set

Plans	# of Sheets
<input type="checkbox"/> Sketch Plan	_____
<input type="checkbox"/> Prel Equiv Sketch Plan	_____
<input type="checkbox"/> Preliminary Plan	_____
<input type="checkbox"/> Final Plat/Plat of Easement/RE Plat	_____
<input type="checkbox"/> Final Constr Plans (RDS)	_____
<input type="checkbox"/> Final Development Plan	_____
<input type="checkbox"/> Site Development Plan	_____
<input checked="" type="checkbox"/> Landscape Plan/Supplemental Plan	_____
<input type="checkbox"/> Grading Plan	_____
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	_____
<input type="checkbox"/> Water and Sewer Plan	_____

- 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

Applications

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

*9327.50 paid
CR# 2001*

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 5-17-07

COMMENTS: See memo sent via email to B. Suber 6/5/07 SF SRC/Comments Due By: 6-5-07

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

DPZ STAFF INITIALS _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 2/23/07

DPZ File No. F-011-C-233

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator

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

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: Forest Mgmt. Property - Act 1-3

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original Pre-Packaged Plan Set

<u>Plans</u>	<u># of Sheets</u>	<u>Supplemental Documents</u>
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input checked="" type="checkbox"/> Final Plat/Plat of Easement/RE Plat	<u>1</u>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<u>Applications</u>		<input type="checkbox"/> Industrial Waste Survey (DPW)
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<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/> Deeds
		<input type="checkbox"/> Photographs
		<input type="checkbox"/> Retaining Wall Comps/Details
		<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 2/27/07

COMMENTS: see attached sheet 3/7/07 or SRC/Comments Due By: 3/15/07

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

DPZ STAFF INITIALS JW

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 11/9/06

DPZ File No. E-07-023

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation 4
- Public Service and Zoning Administration
- Research 2
- Address Coordinator

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

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
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- MD Aviation Administration

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- DPW, Bureau of Utilities

Revised
NOV 9 2006
DPZ - Land Dev

RE: ROBERT MUXLEY PROP.

ENCLOSED FOR YOUR → Signature Approval
THE ENCLOSED → Original

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 Pre-Packaged Plan Set

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WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded On 11/9/06

COMMENTS: See attached sheets
11/30/06

SRC/Comments Due By: 11/30/06

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

DPZ STAFF INITIALS AT

November 9, 2006

Howard County
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, Maryland 21043

Re: F-07-123
3686 Folly Quarter Road

To Whom It May Concern:

Revised
NOV 9 2006
DPZ - Land Dev

Please accept this package for the purpose of a second review for the minor subdivision for the above reference final plan. We have addressed all outstanding comments from Division of Land Development, Development Engineering Division, Health Department, Agricultural Land Preservation Program and the Soil Conservation District. Below is a point-by-point response to all of the comments received.

Please note that we have applied for a waiver to Section 16.108(b)(24) to allow the access not to be coincident with the frontage for LOT 3.

Division of Land Development Comments and Response

1. Section 16.108(b)(24) of the Subdivision and Land Development Regulations, requires the access and frontage for each lot to coincide. The access for Lot 3 is not located within the lot's pipestem.
 - a. A waiver application will be submitted to allow the access for LOT 3 to not be coincidental with the access.
2. Section 16.120(b)(4)(iii)a. of the Subdivision and Land Development Regulations, does not permit forest conservation easements on lots less than 10 acres in size. Once this comment has been satisfied, the forest conservation obligation for this project will be evaluated.
 - a. The forest conservation easements have been removed from the final plat. Since the proposed lots are greater than 60,000 sf, County policy allows qualifying forested areas that are to be retained to be credited toward the overall forest conservation requirement. The retained forested areas are indicated on the supplemental plan. The remainder of the retention obligation will be satisfied through off-site means.

3. Section 16.119(f) of the Subdivision and Land Development Regulations prohibits multiple access points on a collector highway. In addition, the regulation requires the “vehicular egress and ingress restricted” notation be shown with limits on the plat to prevent residential driveways from having direct access to a major collector highway.
 - a. Notation has been added to the plat to restrict additional future access to Folly Quarter Road.
4. Section 16.120©(2)(i) of the Subdivision and Land Development regulations requires all lots to have a minimum of 20’ frontage on approved street within a public right-of-way. Lot 3 does not meet this requirement.
 - a. LOT 3 has been revised to have a minimum of 20’ frontage.
5. Explain why roadway dedication is being provided along the frontage for Lots 2 and 3, but not Lot 1.
 - a. The R/W dedication for this minor subdivision has been re-evaluated. There is no plat for Folly Quarter Road and it is a prescriptive R/W. The current R/W per Department of Public Works Real Estate Services is 30’. Per the Howard County DM III, the ultimate R/W for a major collector is 60’. Therefore, by this plat, we are reserving 30’ from the centerline of Folly Quarter Road for dedication to Howard County. The 30’ line has been established by holding the line between the two existing monuments (coordinate no. 1300 and 1400), which is 20’ from the existing centerline of Folly Quarter Road, and then offset 10’ away from the R/W. The area reserved for dedication is 3,835.8’ sf, more or less.
6. In accordance with Final Plan Checklist Item No. 3, add Tax Map 23, Grid 8, Parcel 19 and 3rd Election District to the title block. Also, include scale, date of application, the zoning designation, and plat sheet number.
 - a. This information was provided with original submission.
7. In accordance with Final Plan Checklist Item No. 19, show and label the location, centerline, widths, bearings for Folly Quarter Road. Also, identify Folly Quarter Road as a scenic road.
 - a. There is no plat for Folly Quarter Road and it is a prescriptive R/W. The current R/W per Department of Public Works Real Estate Services is 30’. Per the Howard County DM III, the ultimate R/W for a major collector is 60’. We have added notation to indicate the ultimate R/W width of 60’ and corrected the spelling error to the scenic road label.
8. In accordance with Final Plan Checklist Item No. 37.k, provide the required scenic road requirements.
 - a. We have evaluated the property frontage in accordance with the checklist and have included an exhibit addressing the requirements with this resubmission.

9. Re-evaluate the minimum lot size chart, the sizes shown for Lots 2 and 3 do not agree with the size shown within the boundary of the lot. In addition, give the areas within the minimum lot size chart in acres.
 - a. The minimum lot size chart to reflect the revisions to the lot lines and the reservation for dedication to Howard County.
10. Dimension the front setback for Lot 2 and Lot 3. It is not necessary to label this as the 200' lot width.
 - a. Dimensions were added in place of the dimension indicating the 200' minimum width at the front lot line.
11. Add a note stating that \$4,500.00 will be paid for fee-in-lieu for open space.
 - a. Note was added.
12. BGE Overhead Electric Utility Lines-Show and label any existing BGE overhead electric utility lines along Folly Quarter Road on the supplemental plans. For safety and service reliability reasons, BGE has requested that this Division strictly enforce a clear "wire zone" located at the top of each utility pole for all new development projects. BGE is requiring that any street trees or perimeter landscaping trees proposed on new development plans be shorter varieties. BGE has implemented a "Planting Zone Guide" for guidance in selecting trees located beneath or nearby their electric utility lines. A "Green Zone" is required for a 40' wide area located directly beneath the utility line where no trees or mature trees less than 25 feet in height are allowed and a "Yellow Zone" is required for a 25' wide area on each side of the "Green Zone" where mature trees of 25' to 40' area allowed. It is recommended that contact BG&E, Bill Rees, Supervisor at 410-291-3479 or Danny Davis, Senior Forester at 410-291-3673 concerning their requirements.
 - a. BGE zones were added to the supplemental plan(s).
13. Verify the parcel number for the adjacent Cifello property. The Howard County Tax Maps identify this parcel as number 20.
 - a. Though the tax map does indicate parcel 20, the Maryland Tax Assessment record shows the parcel number to be 125. The plat reference and the subdivision name were added to the plat.
14. Provide a signed and sealed house location survey for all structures to remain. It is not acceptable for new property lines to result in building restriction lines which will create setback violations.
 - a. A house location survey has been included with this resubmission. The owner will be submitting a variance request to allow existing structures to remain.
15. Clarify the graphic shown to represent the 15%-25% and > 25% slopes. The graphic shown is difficult to differentiate these two slopes.
 - a. The graphic has been revised to clearly indicate the two slope groups.

16. Provide dimensions from all existing structures to remain to all property lines.
 - a. Dimensions were added.

17. Show and label the limit of disturbance and the required tree protection devices.
 - a. The estimated limit of disturbance has been labeled and tree protection devices identified.

18. Show the final grading.
 - a. Final estimated grading has been added.

19. In accordance with the Howard County Landscape Manual, provide and complete Schedule A.
 - a. Schedule A has been added

20. Add the following note to the Landscaping Plan:

“At the time of installment, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscape Manual. In addition, no substitutions or relocation of required plantings may be made without prior review and approval from the Department of Planning and Zoning. Any deviation from this approved Landscape Plan may result in denial or delay in the release of landscape surety until such time as all required materials are planted and/or revisions are made to applicable plans and certificates.”

 - a. Note was added to the landscape plan.

21. Add the following certification and signature of the owner and the plan preparer to the landscape plan:

Developer’s/Builder’s Certificate

I/We certify that the landscaping shown on this plan will be done According to the plan, Section 16.124 of the Howard County Code and the Howard County Landscape Installation, accompanied by an executed one year guarantee of plant materials, will be submitted to the Department of Planning and Zoning.

Name

Date

- a. Certificate was added.

22. Add the appropriate note which applies to this project, “Financial surety for the required landscaping must be posted as part of the Grading Permit in the amount

of \$ _____ or “Financial surety for the required landscaping had been posted as part of the DPW Developer’s Agreement in the amount of \$ _____”
a. The appropriate note has been added.

Development Engineering Division Comments and Response

III.C.4 Please add “and Utility Easement” to the use in common easement.

- Easement note revised as required.

IV.A.5 Add the access restriction notes to the plat.

- Access restriction note was added.

IV.A.6 Add the Stormwater management notes to the plat.

- SWM notes were added to plat.

IV.A.8 Revise general note 2c to read 14%

- Note was revised to say 14%.

V. Provide an “intersection” sight distance analysis to scale in plan and profile using field run topography. Include a copy of the 85th percentile speed study count showing 50 vehicles in each direction. The above information shall be certified by a Professional Engineer.

- An “intersection” sight distance analysis has been provided as well as the speed study.

IX. Please address Stormwater management for this project in accordance with DM IV and the MDE 2000 design manual.

- SWM has been addressed and included with the resubmission.

Note: As requested, the supplemental plan has been revised to indicate grading, SWM, driveway geometry and grading for house pads.

Soil Conservation District Comments and Response

1. “Pull-in” L.O.D. for “future House” on Lot 2 so that it shows only what is necessary for house construction.
 - a. LOD has been revised to indicate minimal disturbance necessary.

Agricultural Land Preservation Program Comments and Response

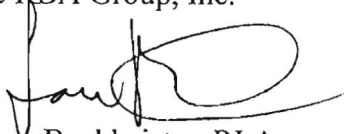
1. The Holly House Farm LLC Property to the northwest of the subject property should be labeled as Howard County Agricultural Land Preservation easement HO-95-01-E.

- a. Label was added to plat.
2. The Lloyd property to the west of the subject property should be labeled as Howard County Agricultural Land Preservation easement HO-85-01-E
 - a. Label was added to plat.

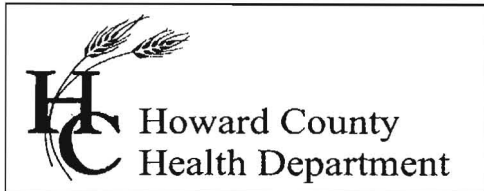
Health Department Comments and Response

1. Add the well statement to general notes: "All wells need to be drilled prior final plat signature. It is the developers 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 record plat."
 - a. Note was added to plat.

Sincerely,
The RBA Group, Inc.



James Buchheister, RLA



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website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

MEMORANDUM

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: Sara Fegel, R.S. *SF*
Well and Septic Program
Development Coordination Section

RE: File Number: F-07-023
Robert Moxley Property
3686 Folly Quarter Road

DATE: September 11, 2006

The revisions/ corrections mentioned below must be corrected prior to plan approval or signature. Applicant is advised to revise and resubmit prior to signature.

- All wells need to be drilled prior to final plat approval and well completion reports need to be on file with the Health Department
- Add the well statement to general notes: "All wells need to be drilled prior to final plat signature. It is the developers 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 record plat."

SF

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 8/17/06

DPZ File No. F-07-023

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research
- Address Coordinator

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

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: ROBERT MUXLEY PROPERTY

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

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

Applications

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

WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded On 8/17/06

COMMENTS: All attached sheet SF

SRC/Comments Due By: 9/12/06

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

DPZ STAFF INITIALS g

REVISED

FEB 26 2007

February 26, 2007

DPZ-LAND DEV.

Howard County
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, Maryland 21043

Re: F-07-123
3686 Folly Quarter Road

To Whom It May Concern:

Please accept this package for the purpose of a third review for the minor subdivision for the above reference final plan. We believe we have addressed all outstanding comments from Division of Land Development and Development Engineering Division. Below is a point-by-point response to the comments received.

Division of Land Development Comments and Response

1. The "vehicular ingress and egress restricted" note was added. We trust it is discernable.
2. A waiver to 16.120(b)(6)(iv) was approved to allow "arc" front restriction lines.
3. A waiver to 16.120(c)(2) was approved.
4. Revision made per comment.
5. Revision made per comment.
6. Note was added to plat to identify users of the 24' easement.
7. A description of WP-07-55 was added to plat. See notes 26, 27 and 28.
8. Demolition permits will be submitted with the original plat for recordation.
9. Off-site forest conservation obligations will occur at established off-site banks. The location of this off-site bank has yet to be identified due to limited availability. The owner will secure off-site reforestation when they become available.
10. Not valid due to approved waiver to allow FC on lots less than 10,000 sf.
11. Forest conservation conflict clarified.
12. Fee-in-lieu is now \$3,000.
13. Dimensions added.
14. Tree protection label shown and labeled.
15. Landscaping note added to plat. Final fee to be determined.
16. Front of Lot 2 indicated.

Development Engineering Division Comments and Response

III.C.4 Please add “and Utility Easement” to the use in common easement.

- Previously addressed. Se note #16.

IV.A.5 Add the access restriction notes to the plat.

- Note added to enlargement of frontage. For clarity purposes, this information was not be added to the 100’ scale view.

IV.A.6 Add the Stormwater management notes to the plat.

- Previously addressed.

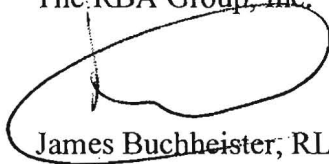
V. Provide an “intersection” sight distance analysis to scale in plan and profile using field run topography. Include a copy of the 85th percentile speed study count showing 50 vehicles in each direction.

- A revised sight distance analysis has been provided.

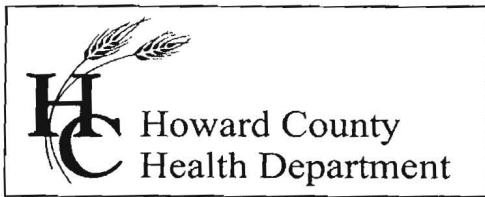
IX. Please address Stormwater management for this project in accordance with DM IV and the MDE 2000 design manual.

- SWM has been re-addressed and included with the resubmission.

Sincerely,
The RBA Group, Inc.



James Buchheister, RLA



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website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

MEMORANDUM

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: Sara Fegel, R.S. *SF*
Well and Septic Program
Development Coordination Section

RE: File Number: F-07-023
Robert Moxley Property
3686 Folly Quarter Road

DATE: March 7, 2007

The revisions/ corrections mentioned below must be corrected prior to plan approval or signature. Applicant is advised to revise and resubmit prior to signature.

- All wells need to be drilled prior to final plat approval and well completion reports need to be on file with the Health Department
- Include the MDE minimum lot width statement in general notes
- Lot 2 – remove grading in SDA
- Lot 2 – bioretention pond needs to be 25' from SDA (100' from wells)
- SDA 25' setback from drainage easement
- Existing septic system for Lot 1 needs to be abandoned and new system installed prior to final plat approval
- Lot lines are modified from percolation certification plan, submit a revised percolation certification plan

*Emailed C. Hamilton 3/7/07
Sent into office 3/7/07*



Howard County
Health Department

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Penny E. Borenstein, M.D., M.P.H., Health Officer

MEMORANDUM

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: Sara Fegel, R.S. *SF*
Well and Septic Program
Development Coordination Section

RE: File Number: WP-07-055
Robert Moxley Property
3686 Folly Quarter Road

DATE: January 2, 2007

The Health Department has no objections to the waiver petition for the Robert Moxley Property.



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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

TO: Cindy Hamilton
Chief, Division of Land Development

FROM: Sara Fegel, R.S. *SC*
Well and Septic Program
Development Coordination Section

RE: File Number: F-07-023
Robert Moxley Property
3686 Folly Quarter Road

DATE: July 23, 2007

The Department of Health completed the review of the Robert Moxley Property final plan. This plan is tentatively approved as long as the following comments are completed, a direct submittal to the Health Department is acceptable.

- Lot 1 - existing septic system must be abandoned and upgraded prior to final plat approval
- All wells must be drilled prior to final plat approval

Cc.
James Buchheister, RBA Group *Forward 7/23/07*