



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

October 15, 2001

MEMORANDUM

TO: Cindy Hamilton, Chief
Department of Planning & Zoning

FROM: Ronald J. Pinkley, R.S. *RJP*
Water & Sewerage Program

RE: SDP-02-004
Dar Al Taqwa (Phase II)

COMMENTS

The most recent plan revision (Oct. 1, 2001) addressed the August 6, 2001 comments by Mark Rifkin. However, it neglected to properly address my more specific comments on "minor changes to septic system design" as given in my August 30, 2001 letter. Please follow the comments below:

- Despite the septic system design given on page 2, the septic system must be sized to handle at least 400 gpd. Adjust trench length accordingly. At your discretion, you may oversize the new septic as in your last submission.
- Assuming proper spacing and room for an initial plus two replacement septic systems, please state the Maximum Daily Design Flow this Sewage Disposal Easement can accommodate.
- The minimum septic tank size is a 1000-gallon capacity.

Furthermore, the change back to private water supply now requires that an application for a Groundwater Appropriations Permit be made as soon as possible. This should be referenced in the General notes. Further delay here will delay processing the future well and building permits.

The existing well in the basement of the Phase I building is not in compliance and must be properly abandoned and sealed. This requirement was mentioned in the Phase I plans and should again be mentioned in these newer plans. As this older building is to remain, please clarify on the plan if one well will serve both buildings, or show an alternative proposed well site to replace the one to be properly abandoned.



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

All well abandonment and well development and testing for yield is to be completed prior to any building permit application approval. This requirement is to be noted in general comments.

Applicant or his engineer should contact Health Dept. to discuss these concerns prior to circulation of SDP for signatures.

If there are any questions regarding this matter, I may be contacted at the address below or by calling (410) 313-2640.

cc: Mildenberg, Boender
File

To: Ron

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 10-1-01

P&Z File No. SDP-02-04

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- Research *Return to B. Barth*
- Address Coordinator

- Agricultural Preservation
- Development Engineering Division
- Forest Conservation Planner
- File

REVISED
10-1-01

Agencies

- Soil Conservation District
- Department of Inspections, Licenses & Permits
- Department of Fire and Rescue Services
- State Highway Administration
- Bureau of Environmental Health
- Board of Education
- Recreation and Parks

- Tax Assessment
- Bell Atlantic Telephone
- BG&E
- Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: Dar Al Tagawa

ENCLOSED FOR YOUR → Signature Approval Review & Comments Files
 THE ENCLOSED → Original

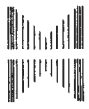
Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<input type="checkbox"/> Final Plat	<input type="checkbox"/>	<input type="checkbox"/> Declaration of Intent
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/> 15 Site Development Plan	<input checked="" type="checkbox"/> 3	<input checked="" type="checkbox"/> APFO Roads Test/Mitigation Plan <i>letter from Mars</i>
<input type="checkbox"/> Landscape Plan	<input type="checkbox"/>	<input type="checkbox"/> Traffic Study/Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis
<input type="checkbox"/> House Type Revision Plan	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps.
<u>Applications</u>		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input checked="" type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input checked="" type="checkbox"/> Response Letter
<input type="checkbox"/> ASDP/CSDP Application	<input type="checkbox"/>	<input type="checkbox"/> Perc Plat
<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"/>	

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 10-1-01

COMMENTS: see Attached Comments. ~~SRC~~ COMMENTS DUE BY: 10-17-01

mpj

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



October 1, 2001

Ms. Cindy Hamilton, Chief
Division of Land Development
3430 Court House Drive
Ellicott City, MD 21043

REVISED
10-1-01

RE: Dar Al Taqwa, SDP-02-04
Revised Site Development Plan Submission

Dear Ms. Hamilton:

On behalf of our client, Dar Al Taqwa, Inc., we are submitting the following Site Development Plan Package for your review and approval:

1. Fifteen (15) sets of the Revised Site Development Plan (2 for DLD, 4 for DED, 5 for MSHA, 1 for health, 1 for Inspections, 1 Fire & Rescue, 1 HSCD)
2. Three (3) copy of the letter from Mars Traffic Group Verifying that the project does not need an APFO study. (1 for DED, 1 for DLD, 1 for MSHA).
3. Two (2) copies of the correspondence regarding Dar Al-Taqwa Inc. trying to by part of parcel 16 in order to provide the required deceleration lane by state Highway. (1 DLD, 1 MSHA)
4. Two (2) copies of the proposed and existing drainage area maps under phase I (1 DLD, 1 DED)

The following should be noted concerning this Submission:

1. No APFO study is required (see attached letter from Mars Traffic Group).
2. This project is exempt from the Forest Conservation requirements. The total clearing under both phases is less than 40,000 sq.ft. No FC/FS is required.
3. No Stormwater management study is required. The bond under phase I was designed to include both phases as shown in the included drainage areas. Stormwater management is provided under approved phase I (SDP-97-138)
4. The DED Checklist that was Submitted in the initial Submission was the most resent.

The Following is a point by point response for the comments by:

Division of Land Development (Aug. 15, 2001):

Sheet 1:

1. The title has been updated on all sheets
2. The note has been updated.
3. As per talks with Mr. Charles Dammers (chief, DED) the project is outside the planned service area. No public water or sewer will be provided for this project.
4. As stated on the declaration of intent, the exemption is for parcel 12, this was meant to include both phases, note 17 has been expanded to include this.
5. The information in the data analysis chart has been updated.
6. Surety amount has been corrected as requested.
7. Dar Al-Taqwa Inc. is still in the process of finalizing the Arch. Plans for the structure. The minaret and the courtyard have been removed from the design. The final floor layout will be shown and submitted at the building permit stage. The purpose of this site plan is only to site the building the interior details and proper documentation will be submitted at the proper time.
8. The required notes have been added.
9. There is no need for such a letter, the decision and order gives the applicant the Option to transform the existing structure or keep it for religious uses.
10. The LOD area has been updated.
11. The address has been updated.

Sheet 2:

1. The LOD has been shifted away from the Dumpster.
2. The totals has been updated. Please note that some on the spaces need only striping, since the pavement was done under phase I. That was the reason for the shown LOD.
3. Please see # 7. The building is 100' from any property line.
4. The required note has been added.
5. The parking areas have been labeled as required.
6. Understood.
7. Please see below.
8. The detail has been added.
9. The line dimensions are now clear.

Landscaping:

1. Perimeter 10 calculations have been adjusted on the plans, charts, schedules...etc.
2. Perimeters have been shaded as required, The limits of the phases has also bee labeled.
3. Parking spaces corrected as required.
4. Credited islands have been corrected as required.
5. The note has been revised.
6. The heavy dark lines are the phases and have been labeled as such.
7. Note and certificate has been added as requested.
8. Dimensions have been made more legible.

Forest Conservation:

1. Both Phases were combined for the declaration of intent. The declaration does pertain.
2. Understood.

Agricultural Land Preservation Program (July 30, 2001):

The adjacent property has been identified as requested.

Development Engineering Division (Aug 2, 2001):

- I.D. The notes have been added as requested.
- I.G. The plan has a minimum of thee grid ticks.
- II.C. The contours have been extended and the required information added. The limit of the new pavement is labeled on the plan.
- II.E. As per talks with Mr. Charles Dammers (chief, DED) the project is outside the planned service area. No public water or sewer will be provided for this project.
- II.F. The SWM management is provided under Approved Phase I. One copy of the drainage area maps has been included in this submission.
- II.G. The required labels have been added.
- II.M. The Dumpster and its detail is constructed under Phase I.
- III.A. The swale has been armored with erosion control matting they now meet the required maximum allowed capacity.
- III.B. Please see III.A.
- III.C. The whole site has the same soil type. And it is shown on the plans.
- IV.B. The limit of disturbance has been updated.
- V.C. The sequence of construction need not be updated.
- VI.A. SHC profile has been added to sheet 3.
- VI. E. The Outfall has been armored with Rip-Rap.

VII.A. A letter from Mars Traffic Group is part of this submission regarding the APFO study.

VIII. No SWM study is required. SWM is provided by the pond designed and approved under phase I.

General Comments:

1. A fire Hydrant has been added at the site entrance as per the meeting held with Fire and rescue, DLD and health.
2. Understood.

Maryland State Highway Administration (July 31, 2001):

A copy of the correspondence between Dar Al-Taqwa Inc. and parcel 16 owner has been attached to this submission. Dar Al-Taqwa Inc. Has forwarded a reasonable offer to the owner of the adjacent parcel in order to provide the required Deceleration lane. The owner of that parcel refused that offer.

Howard County Health Department (Aug. 6, 2001):

As per talks with Mr. Charles Dammers (chief, DED) the project is outside the planned service area. No public water or sewer will be provided for this project.

Private water will be utilized. A pressurized system will provide the building with the required Sprinkler System. The Fire hydrant will not be inside the site; it will be on route 108.

Please note that the number of persons has been updated to match the decision and order of 120. The septic system has been designed accordingly.

Department of inspections (July 31, 2001):

1. A pressurized system will provide the building with the required Sprinkler System.
2. The Basement and First Floor elevations have been shown on the plans.
3. Dimensions have been provided as required.
4. Additional spot Elevations has been added.
5. All the front entrance area is flat.
6. There are no public WHC. Private well will be utilized.

Bureau of life safety (Aug. 2, 2001):

A fire hydrant has been added to the site entrance as per our discussion. A pressurized system will provide the building with the required Sprinkler System.

Howard Soil Conservation District. (Aug. 1, 2001):

1. The Pond has been Designed under Phase I. The DA is actually smaller. No need to

October 1, 2001

Ms. Cindy Hamilton

5 of 5

- check the capacity again since this has been done and approved under SDP-97-138.
2. The table is shown on the left hand side of the plan.
 3. Erosion Control Matting has been added.
 4. A detail for the erosion control matting has been added.
 5. DA is 1.7 Ac. No TSWM is needed.

Very truly yours
MILDENBERG, BOENDER & ASSOCIATES, INC.

Samer Alomar
Project Manager

cc: Sayed Hasan, w/enc.

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RJP



DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

August 15, 2001

Sayed Hassan
Dar Al Taqwa
10740 Route 108
Ellicott City, Maryland 21042

RE: SDP 02-04/Dar Al Taqwa
Community Religious Center

Dear Mr. Hassan:

The Subdivision Review Committee has determined that the above referenced plan does not conform with 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 (by **September 29, 2001**). If the revised plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.156 of the Howard County Subdivision and Land Development Regulations. After that date, any plans resubmitted must be processed as a new site development plan 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 the revised plans must be submitted to this Department, along with 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 (Traffic,floodplain,SWM, etc.)
Division of Land Development	2	FC/FS Plans, Worksheet/Application
Development Engineering	4	3 APFO Roads Test/1SWM
State Highway Administration	5	5 APFO Roads Test
Health Department	1	
Inspections & Permits	1	
Fire & Rescue	1	
Soil Conservation Service	1	


Page 2
SDP 02-04

If you have any questions regarding a specific comment, please contact the review agency prior to preparing the revised plan. Compliance with all conditions and/or corrections is required before the revised plans will be accepted. Contact Ms. Carol Stirn of this Department (410) 313-2350, to schedule an appointment to submit the revised plans. Attach a copy of this letter to the Division of Land Development revised plan package to be used as a submission checklist. Should you have any questions regarding this matter, please contact Brenda Barth (410) 313-2350, at your convenience.

Sincerely,



Kent Sheubrooks
Division of Land Development

btb/attachments
cc: Research/DED/SCS/
F&R/DILP/SHA
Mildenberg, Boender & Assoc.

DEPARTMENT OF PLANNING AND ZONING
 Division of Land Development
 Comments

RE: SDP 02-04
 Dar Al Taqwa, Phase II

August 15, 2001

SHEET 1:

1. Please add to the Title, all sheets: Dar Al Taqwa, Phase II, "Community Religious Center."
2. Correct the Board of Appeals File Number located in Note No. 15 and add the "Conditions of Approval" as listed in the Decision & Order for the Board of Appeals Case.
3. Correct Note No. 8, the signature line for the Health Department which indicates for "private water and sewer" and the permit Information Block regarding the water code as appropriate per the enclosed comments from the Health Department. Add the following note: This site is serviced by public water; contract number _____ and private sewer.
4. Add a note which addresses Forest Conservation. The Declaration of Intent for clearing of less than 40,000 sq.ft. of forest on this site must also include the area of clearing done under Phase I. If both phases exceeds 40,000 sq.ft. of clearing, forest conservation/delineation plans, application and worksheet must be submitted for this project.
5. Revise the information contained in the following columns of the Site Analysis Data Chart to indicate:

Total Area of Project: 6.79 acres (Phase I and Phase II/Parcel 12)
 Limit of Disturbance: _____ acres/Phase I _____ acres/Phase II
 Total Area of Disturbance (Phase I and II) _____ acres

Purpose: Phase II Construction of a new two story Community Religious Center with Classrooms, detached marinet and parking are in accordance with BA Case No. 94-37E

	Phase I	Phase II	
"Floor Area Per Floor" _____ sq.ft.			
Parking spaces required "Per area of main assembly" 10 spaces/1000 sq.ft.	Phase I 10	Phase II 17	Total
Parking spaces provided (Includes 2 handicapped)	41	58	
Handicapped spaces required	2	2	4
Handicapped spaces provided	2	2	4

6. Correct the surety amount and number of required plantings in accordance with the landscape comments.
7. Revise the building elevations/profile and height profile to indicate the following:

Show and dimension the building footprint which was approved by the Board of Appeals. Per the exhibits filed with the Board of Appeals case a courtyard was proposed, as well as a detached marinet. Show, dimension and label the basement areaway.

Label all entrances, to include "Main Entrance" and "Female/Male Main Entrance" (if applicable)

Show a floor layout on a floor by floor basis which labels the use of each room.

Show and dimension a footprint and include the height profile of the detached marinet. Label the marinet as: For decorative purposes only. Not to be used for calls to prayer, no bells and no outdoor amplifications allowed in accordance with BA Case No. 94-37E

Add the following note (as applicable): Only the first floor of the Community Religious Center consisting of _____ sq.ft. shall be utilized for religious assembly as approved by the Board of Appeals in BA Case No. 94-37E. There is no kitchen proposed.

8. Add the following note:

No new construction or building extensions/additions are permitted without further approval from the Board of Appeals. This site development plan does not grant approval for any signs to be erected on the property.

There shall be no outdoor lighting on the building and no parking area lighting except the proposed bollard type lighting as approved by the Board of Appeals in BA Case No. 94-37E. Parking lot lighting shall be turned off after all activities except those necessary for security purposes.

9. Provide written verification from the Division of Public Service and Zoning Administration Division indicating that the existing structure approved under Phase I may continue to be utilized for religious assembly once Phase II is completed. Add a note which indicates the future use of this building.

10. Area of disturbance located in the Site Data Chart does not match Note No. 7, Sheet 3.
11. Coordinate addresses for this site with the Address Coordinator, Dick Jordon at (410) 313-3425 and revise the address chart accordingly.

SHEET 2:

1. In accordance with the Board of Appeals hearing, the dumpster approved under Phase I was to be enclosed. Verify that Phase II will not effect the enclosure since it appears that the LOD runs against the dumpster area.
2. Correct the totals of each area of parking spaces contained within Phase I to those as previously approved under SDP 97-138. Correct the LOD line and move the "SF" southward so as to include all proposed parking spaces to be provided under Phase II. Correct the totals of each areas of parking spaces to: 7 to 8; 5 to 7 (two places).
3. The building footprint must be to scale and must match the footprint as approved by the Board of Appeals and as shown on Sheet 1. The courtyard has not been shown and the marinet is missing; also, show any play areas, proposed fencing, etc. Label the building footprint "Proposed Community Religious Center and Classrooms." Label and dimension the marinet from the property lines. Per the Board of Appeals Decision and Order, all structures must be a minimum of 100' from the property lines.
4. Add "Vehicular Ingress/Egress Restricted" notes along the frontage of MD Route 108, except at the access driveway.
5. Dimension the parking areas of Phase II from adjoining property lines. Label the 30' building restriction lines where adjoining parking areas as "30' BRL and Use Setback." Label the eastern portion of the setback line from the seven parking spaces proposed within Phase II.
6. You are advised that written documentation must be provided from the Health Department that all wells have been sealed at the time of submission of the site development plan originals. Add the following note: All existing wells must be properly abandoned and sealed as required by the Howard County Health Department prior to the start of construction on this site.
7. Address the enclosed comments from the Agricultural Land Preservation Program Administrator.
8. Add the detail for the parking area "bollard lights."
9. You are advised that several property line dimensions are not discernible.

LANDSCAPING:

1. Credit cannot be taken for existing vegetation along P.10, westward from the property line for approximately 110', since the treeline to remain is less than 20' in width or identify existing trees "to remain" to receive credit. Correct all charts, plant schedules and surety notes, as applicable.
2. Shadow in previously approved perimeter lines and label: Phase I Plantings per SDP 97-138.
3. Correct number of parking spaces provided in Schedule B to 58.
4. Dimension the width of the parking islands; 12' minimum is required.
5. Correct Note No. 1 of the Notes to indicate: Existing landscaping around the forebay (correct spelling) and SWM Pond to be removed and replanted after grading has been completed in the same approximate location.
6. Verify what the heavy dark lines are along the southern and western LOD line.
7. Add a surety note, number of required plantings and surety amount and also add the standard Developer's Landscape Certificate.
8. You are advised that several property line dimensions are not discernible due to the overlay of drafting lines, and therefore, linear footage for perimeter landscaping could not be determined.

FOREST CONSERVATION:

1. A Declaration of Intent for clearing less than 40,000 sq.ft. of existing forest will not pertain to this site since the area of disturbance for Phase I and Phase II must be combined.
2. Further comments may be generated upon review of the forest conservation plan.

:btb



Howard County

Agricultural Land Preservation Program

MEMORANDUM

Subject: SDP-02-04, Dar Al Taqwa

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

Through: Elmina J. Hilsenrath, Chief, Division of Environmental and Community Planning *EJH*

From: Jeffrey C. Everett, Agricultural Land Preservation Program Administrator *JCE*

Date: July 30, 2001

The above referenced site development plan has been reviewed for compliance with the requirements of the Howard County Agricultural Land Preservation Program, and the following comments are forwarded for your review:

1. Parcel 337, which is adjacent to the Dar Al Taqwa Property, needs to be identified as an easement held by the Maryland Agricultural Land Preservation Foundation - Easement # 13-02-79-01A1se. Furthermore, it needs to be labeled with the current owner's name (Clark), Liber/Folio number, and deed reference.

Please forward a copy of any revisions to this plan to the Agricultural Land Preservation Program. Please call Jeff Everett at (410) 313-5407 if you need additional information.

Attachment

cc: AgRead File

T:\AGPRES\SRC Comments\2001 Comments\SDP-02-04.wpd