

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: J. Robert Lalush, Acting Chief
Division of Planning & Zoning Administration

FROM: Sara Sappington, R.S. *SS*
Well and Septic Program

RE: File Number: BA 09-0 11C
Title: 10740 Clarksville Pike

DATE: August 24, 2009

The Health Department objects to the conditional use request and has the following comments.

1. The existing septic area has been called into question on the property based on percolation testing conducted in January 2009. A septic area has not been identified to support the proposed building C.
2. The existing septic system is not sufficient to support the day care facility.
3. The Health Department's understanding has been that the property will be connected to public sewer.
4. Contact the Community Hygiene Program at (410) 313-1773 to review any requirements for the day care facility.

The Health Department will support this request once public sewer is connected to the property or sufficient septic area has been established.

**Department of Planning and Zoning
Howard County, Maryland
Recommendations/Comments**

Date: 8/4/09

Hearing Examiner 9/21/09
Planning Board _____ Board of Appeals _____ Zoning Board _____

Petition No. BA 09-011C Map No. 29 Block 11 Parcel 12 Lot _____

Petitioner: Dar Al Taqwa, Inc.

Petitioner's Address: 10740 Clarksville Pike, Ellicott City, MD 21042

Address of Property: Same

Return Comments by 9/1/09 to Public Service and Zoning Administration

Owner: (if other than applicant) _____

Owner's Address: _____

Petition: See application

- To:
- _____ MD Department of Education – Office of Child Care
 - _____ 3300 N. Ridge Road, Ste. 190, EC, MD 21043 (Louis Valenti)
 - ✓ _____ Bureau of Environmental Health
 - _____ Development Engineering Division
 - _____ Department of Inspections, Licenses and Permits
 - _____ Department of Recreation and Parks
 - _____ Department of Fire and Rescue Services
 - _____ State Highway Administration
 - _____ Sgt. Karen Shinham, Howard County Police Dept.
 - _____ James Irvin, Department of Public Works
 - _____ Office on Aging, Terri Hansen (senior assisted living)
 - _____ Police Dept., Animal Control, Deborah Baracco, (kennels)
 - _____ Susan Fitzpatrick, Health Dept. (Nursing & Res. Care)
 - _____ Land Development - (Religious Facility & Age-Restricted Adult Housing)
 - _____ Housing and Community Development
 - _____ Economic Development
 - _____ Route 1 Cases – DCCP – Dace Blaumanis

COMMENTS:

IMPORTANT MESSAGE

FOR _____
 DATE 1875 = 3125 TIME 1041.6 X. 62 A.M.
 M. 016 3 P.M.
 OF 24 min 645

PHONE _____
 FAX AREA CODE _____ NUMBER _____ EXTENSION _____
 MOBILE AREA CODE _____ NUMBER _____ TIME TO CALL _____

TELEPHONED	PLEASE CALL
CAME TO SEE YOU	WILL CALL AGAIN
WANTS TO SEE YOU	RUSH
RETURNED YOUR CALL	SPECIAL ATTENTION

MESSAGE 200 people x 3 = 600
200 children or weekends
religious school

60-75 all week M-F
6-9 staff.

SIGNED 1500
20 x 75 = 1500 VP/MA/JP/ed **Office DEPOT.**

Friction Loss

Pump elevation's #
man'd elevatio # } static head

5/16" @ + 2 Feet of head

Dynamic head
~~Dynamic head~~

Total Discharge Rate

12170 Hall 54p

12505 Iron 400



For DPZ Office use only:

BA CASE NO. BA 09-011C

Date Submitted _____

**CONDITIONAL USE PETITION
TO THE HOWARD COUNTY HEARING AUTHORITY**

(This application will only be accepted after a pre-submission meeting. See attached info.)

1. Conditional Use Request

Conditional Use Category Child Day Care Centers and Nursery Schools, Day Treatment and Care
Facilities; Religious Activities, Structures Used Primarily for Section 131.N. 13 and 39
Specific Use Requested Expansion of an existing Conditional Use for structures used primarily for
religious activities granted in BA Case No. 94-37E and child day care facility.

2. Name of Petitioner Dar Al Taqwa, Inc.

09
JUL 29
PM 3:10

Trading as (If applicable) _____

Mailing Address 10740 Clarksville Pike, Ellicott City, Maryland 21042

Phone Number(s) 410-997-5711

E-Mail Address _____

Name of Principal Contact (If different) Mumtaz A. Khan

3. Counsel for Petitioner Richard B. Talkin, Talkin & Oh, LLP

Mailing Address 5100 Dorsey Hall Drive, Ellicott City, Maryland 21042

Phone Number(s) 410-964-0300

E-Mail Address rtalkin@talkin-oh.com

4. Conditional Use Site Description

Address/Street for Property 10740 Clarksville Pike, Ellicott City, Maryland 21042

Tax Map 29 Grid/Block 11 Parcel 12 Lot _____

Department of Assessments and Taxation Account No. 02-218216

Total Land Area of Property 6.42 (Acres) (_____ Square Feet) Check one.

Election District Second Zoning of Property RC-DEO

Subdivision Name and Plat No. (If Applicable) _____

Total Land Area of Use (If different than above) _____ (_____ Acres) (_____ Square Feet)

5. Petitioner's Interest in Subject Property

- OWNER (Including joint ownership)
- OTHER (Described and give name and address of owner)

Name of Owner _____

Mailing Address _____

If the Petitioner is not the owner, written authorization for this petition from the owner must be submitted.

6. Conditional Use Plan Requirements

If the petition is approved, the conditional use plan will be made a part of the Hearing Examiner's Decision and Order, subject to modifications and conditions required by the Hearing Examiner. The conditional use plan must be drawn to scale and must include the items listed below:

- (a) Courses and distances of outline boundary lines and the size of the property
- (b) North arrow
- (c) Zoning of subject property and adjoining properties
- (d) Scale of plan
- (e) Existing and proposed uses, structures, natural features and landscaping
- (f) Location and surface material of existing and proposed parking spaces, driveways, and points of access; number of existing and proposed parking spaces
- (g) Same as (e) and (f) above, of adjoining properties
- (h) Location of existing and/or proposed well and private septic easement area, if property is to be served by private water and septic facilities
- (i) Election District in which the subject property is located
- (j) Tax Map and Parcel Number(s) of the subject property
- (k) Name of local community in which the subject property is located or name of nearby community
- (l) Name, mailing address, telephone number (and e-mail address, if any) of the Petitioner
- (m) Name, mailing address, telephone number (and e-mail address, if any) of Counsel
- (n) Name, mailing address, telephone number of property owner
- (o) Floor area and height of structures, setback distances from property lines, and other numerical values necessary for the examination of the petition
- (p) Location of subject property in relation, by approximate dimension, to the center line of nearest intersection of two public roads
- (q) Ownership of abutting roads, right-of-way width, and existing pavement width
- (r) Any other information as may be necessary for full and proper consideration of the petition

7. Additional Information Requirements

- a. Information regarding noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions resulting from the use.
- b. Supporting documentation, such as traffic studies, market studies, and noise studies as may be required by the Department of Planning and Zoning or by the Zoning Regulations.
- c. For expansions and enlargements, previous case number(s) and information regarding compliance with previous requirements and conditions.

8. Summary of Request

The following items should be answered by summary statements. If additional space is needed, please attach a Supplement to this petition.

- a. The present use of the subject property Religious activities
- b. Details of the proposed use, including, **where applicable:** types of indoor and outdoor activities; hours of operation; number of employees, occupants, and/or customers; quantity and types of vehicles or equipment used; outdoor lighting to be used; quantities and capacities of materials stored; etc.
SEE ATTACHED SUPPLEMENTAL STATEMENT

- c. Any additional information which will be useful in the evaluation of whether the conditional use complies with the specific criteria for the conditional use category within Section 131.N.
The site is large enough to accommodate the use. The number of students intended to be served are listed on the attached chart. The child daycare center will meet all of the criteria in Section 131.N.13. of the Howard County Zoning Regulations as shown on the attached conditional use plan. The parking area will be enlarged from 100 existing spaces to 218 spaces with no increase in the religious assembly area.

- d. Will the conditional use generate any physical conditions such as noise, dust, fumes, odors, lighting, or vibrations which would be discernible from abutting and vicinal properties?
It is unlikely that any significant noise and dust is to be generated which could be discernible from abutting and vicinal properties. Every effort will be made to ensure that outdoor lighting will be directed inward and downward and will be the minimum for directional lighting and security. The Petitioner will ensure that the lights do not shine or reflect onto adjacent residential properties.

9. Prior Petitions

Has any petition for the same, or substantially the same, conditional use as noted above for the subject property been denied by the Hearing Examiner within twenty four (24) months of the date of this petition?

() Yes (X) No

If yes, and six (6) months have elapsed since the last hearing, an affidavit must be attached which states the new and different grounds on which this re-submittal is based.

10. Additional Materials, Fees, Posting and Advertising Requirements

a. Supplemental pages may be attached to the petition. You must submit one original petition with original signatures, and one original of any other signed documents. The following number of sets including petitions, plans and supplemental pages must be submitted:

- *If the subject property adjoins a State road- original and 20 copies (application & plans)*
- *If the subject property adjoins a County road- original and 18 copies (application & plans)*

b. The Petitioner signing below hereby agrees to furnish such additional plats, plans, reports or other material as may be required by the Department of Planning and Zoning and/or the Hearing Examiner in connection with this petition.

c. The Petitioner hereby agrees to pay all costs in accordance with the current schedule of fees.

d. The Petitioner hereby agrees to properly post the property at least thirty (30) days immediately prior to the Hearing Examiner public hearing; to maintain the public notice posters until the public hearing is concluded; and to submit an affidavit of posting at, or before the time of the initial public hearing. The Petitioner also hereby agrees to advertise the public hearing by means of legal notices as prepared and approved by the Department of Planning and Zoning to be published one (1) time in at least two (2) newspapers of general circulation in Howard County, at least thirty (30) days prior to the Hearing Examiner public hearing, and to pay for such advertising costs; and agrees to submit two (2) approved certificates of the text and publication date(s) of the advertisement at or before the time of the hearing.

11. Signatures

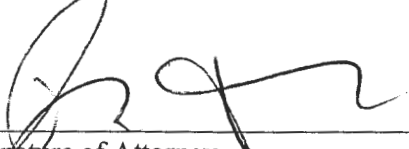
The Petitioner hereby affirms that he/she has read the instructions on this form, filing herewith all of the required accompanying information, and affirms that all of the statements and information contained in, or filed with, this petition are true and correct.

 06/24/09

 Signature of Petitioner Date

Dar Al Taqwa, Inc.

 Print Name of Petitioner

 7/29/09

 Signature of Attorney Date

Richard B. Talkin

 Print Name of Attorney

12. General Standards for Conditional Uses

All requests for conditional uses must meet the following general standards set forth in Section 131.B. of the Zoning Regulations for approval:

1. The proposed conditional use plan will be in harmony with the land uses and policies indicated in the Howard County General plan for the district in which it is located. In Evaluating the plan under this standard, the Hearing Examiner shall consider:
 - a. The nature and intensity of the use, the size of the site in relation to the use, and the location of the site with respect to streets giving access to the site; and
 - b. If a conditional use is combined with other conditional uses or permitted uses on a site, the overall intensity and scale of uses on the site is appropriate given the adequacy of proposed buffers and setbacks.
2. The proposed use at the proposed location will not have adverse effects on vicinal properties above and beyond those ordinarily associated with such uses. In evaluating the plan under this standard, the Hearing Examiner shall consider whether:
 - a. The impact of adverse effects such as noise, dust, fumes, odors, lighting, vibrations, hazards or other physical conditions will be greater at the subject site than it would generally elsewhere in the zone or applicable other zones.
 - b. The location, nature and height of structures, walls and fences, and the nature and extent of the landscaping on the site are such that the use will not hinder or discourage the development and use of adjacent land and structures more at the subject site than it would generally in the zone or applicable other zones.
 - c. Parking areas will be of adequate size for the particular use. Parking areas, loading areas, driveways and refuse areas will be properly located and screened from public roads and residential uses to minimize adverse impacts o adjacent properties.
 - d. The ingress and egress drives will provide safe access with adequate sight distance, based on actual conditions, and with adequate acceleration and deceleration lanes where appropriate.

In addition to the specific requirements of the appropriate subsection within Section 131.N of the Zoning Regulations, conditional uses within residential developments in the R-ED, R-SC, R-SA-8, R-A-15, R-MH or R-VH districts are subject to the standards enumerated in Section 131.C.

PETITIONER Dar Al Taqwa, Inc.

ADDRESS 10740 Clarksville Pike, Ellicott City, Maryland 21042

Affidavit made pursuant to the pertinent provisions of Title 22 of the Howard County Code as amended:

The person(s) signing below hereby declare(s) that no officer or employee of Howard County, whether elected or appointed, has received prior hereto or will receive subsequent hereto, any monetary or material consideration, any service or thing of value, directly or indirectly, upon more favorable terms than those granted to the public generally in connection with the submission, processing, issuance, grant or award of the attached petition to the Hearing Examiner for a conditional use as requested.

I, we, do solemnly declare and affirm under the penalties of perjury that the contents of the foregoing affidavit are true and correct to the best of my, our, knowledge, information and belief.

DAR AL TAQWA, INC.

Kelly L. Wagner
Witness

Muhammad T. Khan 06/24/09
Signature Date

Witness

Signature Date

Witness

Signature Date

Application Fee: \$500.00 Poster Fee: \$20.00 per sign/poster

Make check payable to: Director of Finance.

For DPZ use only:	
Hearing fee:	\$ _____
Poster fee:	\$ _____
Total:	\$ _____
Receipt No. _____	

T:\shared\PubSer\Applications\CondUse

Revised 10/07

SUPPLEMENTAL STATEMENT

Conditional Use Petition

Dar Al Taqwa

8. Summary of Request

b. This is an expansion of the previously approved and operating religious facility. It is designed to accommodate the existing membership of the mosque. The Petition also seeks approval of a daycare facility. The daycare is proposed to be located within the building and/or the proposed expansion of the religious facility and will serve both religious and secular children. This Conditional Use Petition amends and incorporates a Conditional Use Petition for the daycare center, which has previously been filed as BA Case No. 09-011C.

Indoor activities consist of worship and assembly and religious education classes. Part of the facility will be for a gymnasium and part for an exercise room with the possibility of a swimming pool primarily to serve Muslim women for which there is no similar facility in the area. The upstairs level of the expansion will also contain some classrooms. The expansion facility will not be used for religious assembly.

The most well attended religious services anticipated will be up to approximately 200 in attendance on Fridays between 1:00 p.m. and 3:00 p.m., depending on the season, and last for about one (1) hour. Generally, prayer times are determined by the time of sunset and accordingly commence earlier in the winter and later in the summer. The projected numbers in attendance are the average expected; different people may attend prayers on different days, and the scheduled times do not prevent people from worshipping at other times. Daily evening prayer times are determined by the time of

sunset and accordingly commence earlier in the winter and later in the summer, typically between 6:00 p.m. and 10:00 p.m., lasting from twenty (20) to thirty (30) minutes in duration. The Petitioner anticipates an average of between twenty (20) and thirty (30) persons attending the daily prayers.

Children's religious classes are anticipated to also serve approximately 200 children, the hours being 11:00 a.m. to 4:00 p.m. The classes are intended to be conducted on weekends. All classes are to be religious in nature; no academic classes are proposed. Most activities will take place indoors, although a few infrequent activities such as yard sales or picnics may take place outdoors.

Supplemental request for reduced set back for parking and outdoor activity areas

pursuant to Section 131. N.13(g)(2)

The Petitioner is requesting that the parking and other outdoor activity areas for the child daycare be reduced to thirty feet (30') as allowed by Section 131.N.13(g)(2) for the following reasons:

1. The fifty foot (50') setback does not apply to the uses of the structures used for religious activities. The setback for those uses is thirty feet (30'). Those uses will provide for parking and outdoor activities up to the thirty foot (30') setback line. These uses would overlap similar uses of the child daycare facility.

2. The Petitioner includes detailed plans for screening, consisting of a solid fence or wall and landscaping, or an equivalent combination, that presents an attractive and effective buffer for neighboring residential properties.

3. Without this reduced setback, parking areas that are up to thirty feet (30') from the lot line could be used by patrons of the religious activities, but not by patrons of the child daycare facility, a situation that is not desirable on-site.

**Pre-Submission Community Meeting
August 20
Homewood Center**

Proposal for Daycare Preschool

Dar al Taqwa is proposing to offer daycare and preschool services beginning in the fall 2009. This is in response to requests from our Muslim community.

The purposes of this pre-submission meeting are to allow Dar Al Taqwa to provide information to the neighbors regarding the proposed conditional use and to allow community residents to ask questions and discuss any issues they have concerning this proposal.

The preschool/daycare would not require any exterior changes to the mosque other than a drop-off/pickup site which would be marked off and would provide safety for the students in this zone.

A safe enclosed playground is required, and a designated area will be identified. It has been recommended that the playground should be behind the mosque to avoid children running near the parking lot or driveway.

Number of Students	Ages of Students	Days of Operation	Hours of Operation	Staff Members
20-25	3 Year Olds	Mon. – Fri.	7:00 a.m. – 6:00 p.m.	2-3
20-25	4 Year Olds	Mon – Fri.	7:00 a.m.- 6:00 p.m.	2-3
20-25	5 Year Olds	Mon – Fri.	7:00 a.m.[6:00 p.m.	2-3
Total=	60-75 Preschoolers			6-9

Plans for the interior design of the daycare/preschool are in discussion at this time. However, since they do not affect the exterior of the building and will not create any major changes they do not have to be presented at this meeting.

DAR AL TAQWA - CONDITIONAL USE

TAX MAP 29, PARCEL 12
6.5199 AC±

REPORT OF PRE-SUBMISSION COMMUNITY MEETING
HELD AT 6 P.M. ON WEDNESDAY, MAY 6, 2009 AT
DAR AL TAQWA MOSQUE,
10740 CLARKSVILLE PIKE, ELLICOTT CITY, MARYLAND 21042

A Pre-Submission Community Meeting was held on Wednesday, May 6, 2009 at 6:00 p.m. at Dar Al Taqwa Mosque, 10740 Clarksville Pike, Ellicott City, Maryland 21042. Only one party, Joan Pontius, was present. The process was reviewed with her and she had only one question concerning lighting. Attached hereto is a copy of the Notice of Pre-Submission Community Meeting, which was sent by regular first class mail to all adjoining property owners as identified in the records of the Maryland State Department of Assessments and Taxation.

DAR AL TAQWA, INC.
c/o 5100 Dorsey Hall Drive
Ellicott City, Maryland 21042

Notice of Pre-Submission Community Meeting

This is notice that Dar Al Taqwa, Inc., Petitioner, intends to submit a Conditional Use Petition for an expansion of an existing religious facility. The property consists of approximately 6.5199 acres, more or less, and is located at 10740 Clarksville Pike, Ellicott City, Maryland 21042 (Tax Map 29, Grid 11, Parcel 12).

You are invited to attend a pre-submission community meeting to meet with the Petitioner, who will provide information concerning the Petition, and to ask questions, make comments and discuss this project.

The meeting will be held at Dar Al Taqwa Mosque, 10740 Clarksville Pike, Ellicott City, Maryland 21042 on Wednesday, May 6, 2009 at 6:00 p.m.

List of Adjoining and Confronting Property Owners/Dar Al Taqwa Mosque

Subject Property: 10740 Clarksville Pike
Ellicott City, Maryland 21042
Tax Map 29, Grid 11, Parcel 12

Adjoiners:

Parcel 337: Clark Farm Corporation
10572 Route 108
Ellicott City, Maryland 21043

Mailing address: 10600 Route 108
Ellicott City, Maryland 21042-6102

Parcel 16: Parkview Ventures, LLC
10730 Route 108
Ellicott City, Maryland 21044

Mailing address: 7440 Assateague Drive
Jessup, Maryland 20794-3202

Parcel 14: Dar Al Taqwa, Inc.
10760 Route 108
Ellicott City, Maryland 21042

Mailing address: 10740 Route 108
Ellicott City, Maryland 21042-6104

Parcel 269: Richard A. and Rebecca A. Poulin
4925 Manor Lane
Ellicott City, Maryland 21042

Parcel 11/
Lot 2: James T. and Weston Truby
4823 Manor Lane
Ellicott City, Maryland 21042

Parcel 11/
Lot 1: James T. and Weston Truby
4823 Manor Lane
Ellicott City, Maryland 21042

Parcel 301: Angela C. and Susan Lee
N. Route 108
Ellicott City, Maryland 21042

Mailing address: 6812 Granby Street
Bethesda, Maryland 20817

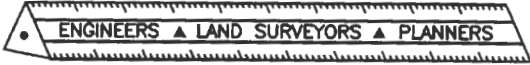
Parcel 137: Howard County Department of
Parks and Recreation
Route 108
Clarksville, Maryland 21029

Mailing address: 3450 Courthouse Drive
Ellicott City, Maryland 21043

Parcel 85/
Lot 1: Hap N. Nguyen
10701 Cottonwood Way
Columbia, Maryland 21044-1309

Parcel 85/
Lot 19: Ronald J. and Theresa Wojdyla
10700 Cottonwood Way
Columbia, Maryland 21044-1309

BENCHMARK



ENGINEERING, INC.

8480 Baltimore National Pike • Suite 418 • Ellicott City, Maryland 21043
410-465-6105 410-465-6644 (Fax)

6 West Main Street • Middletown, MD 21769
301-371-3505 410-371-3506 (Fax)

LETTER OF TRANSMITTAL

DATE	12/12/2008	PROJECT No.	2132
ATTENTION	SARA SAPPINOTOU / ROBERT BRICKER		
RE:	PERM. PERC. TESTING PLAN DAR AL TAQWA		

TO: HEALTH DEPARTMENT

WE ARE SENDING YOU Attached Under separate cover via _____ the following items

- Photocopies Prints Originals Samples
 Specifications Invoices Change Order Other _____

COPIES of	No. of SHEETS	DESCRIPTION
2	1	Perm. Test Plan - Revised
1	1	Previously approved perc. Cert.
1	3	Proposed bldg floorplan.

THESE ARE TRANSMITTED as checked below

- For Comment For your use For Approval
 For Review As requested Other _____

REMARKS:

COPY TO: _____

RECEIVED BY: Mary Buggs

If enclosures are not as noted, kindly notify us at once.

SIGNED: _____

[Signature]
BRAND CLEARLY

CERTIFICATION OF NOTICE AND POSTING

Conditional Use Petition of Dar Al Taqwa

STATE OF MARYLAND)

COUNTY OF HOWARD)

I, Mumtaz Khan, HEREBY CERTIFY that to the
(name, relationship to petitioner)

best of my information, knowledge and belief, a pre-submission community meeting was held in accordance with the following requirements set forth in Section 16.205 of the Howard County Code:

1. The Petitioner provided at least 3 weeks' written notice regarding the date, time and location of the pre-submission community meeting to:

- (1) All adjoining property owners as identified in the records of the Maryland State Department of Assessments and Taxation, by mail;
- (2) The Department of Planning and Zoning;
- (3) The Howard County Council; and
- (4) Any community association that represents the area of the subject property or any adjacent properties.

2. The Petitioner posted the property with posters provided by and at locations specified by the Department of Planning and Zoning, and made a reasonable effort to maintain the posters for at least the 3 weeks immediately prior to the meeting.

3. The purpose of the pre-submission community meeting was to allow the Petitioner to provide information to the community regarding the proposed conditional use and to allow community residents to ask questions and discuss any issues they have concerning the proposal.

4. The pre-submission community meeting was held on May 6, 2009 at 6:00 pm at the Dar Al Taqwa Mosque, 10740 Clarksville Pike, Ellicott City, Maryland 21042. Minutes of the meeting are attached to this certification.

Subscribed and sworn to before me on this 9th day of July, 2009.

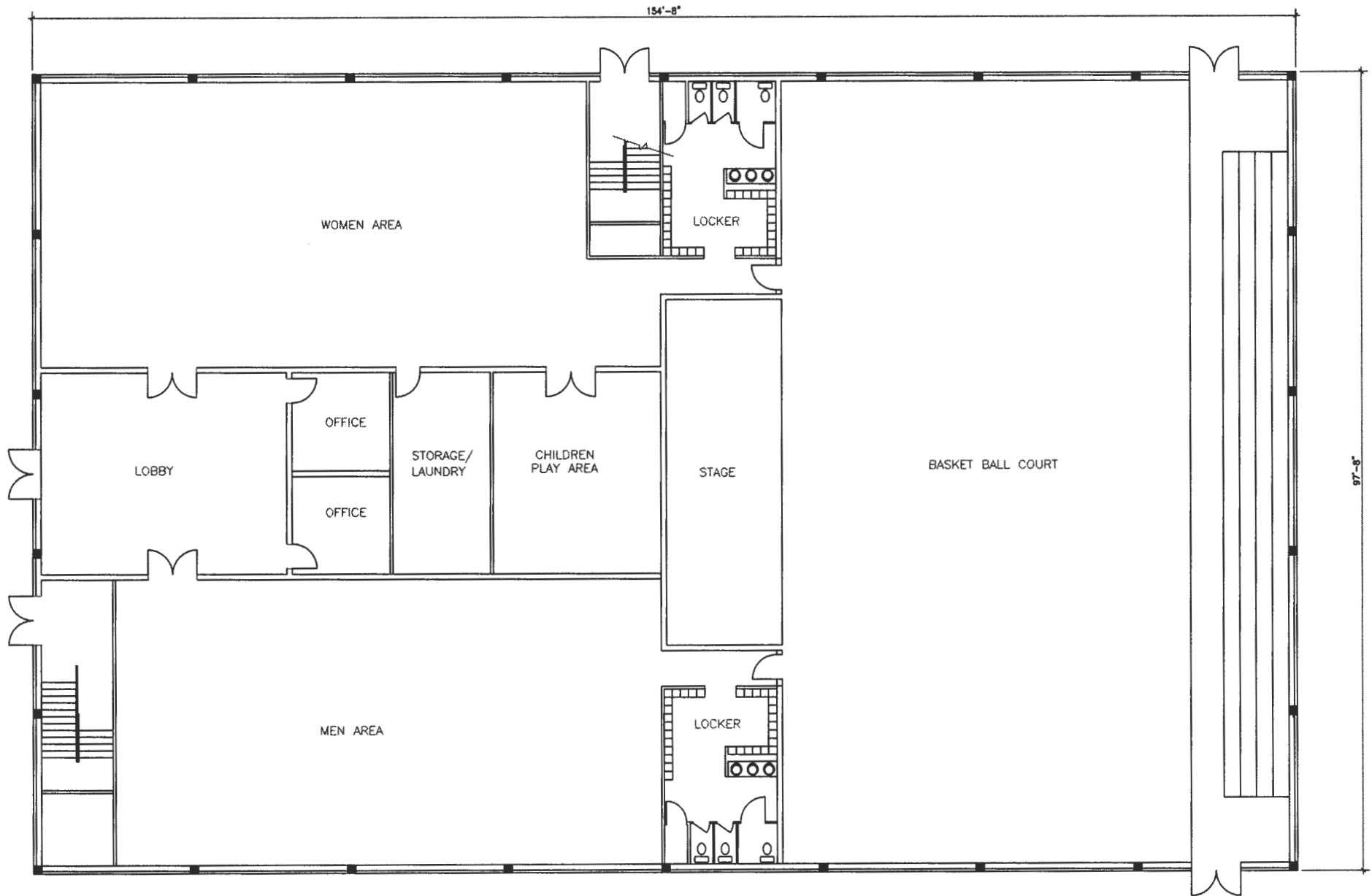
Petitioner's/Agent's Signature

Mumtaz Khan

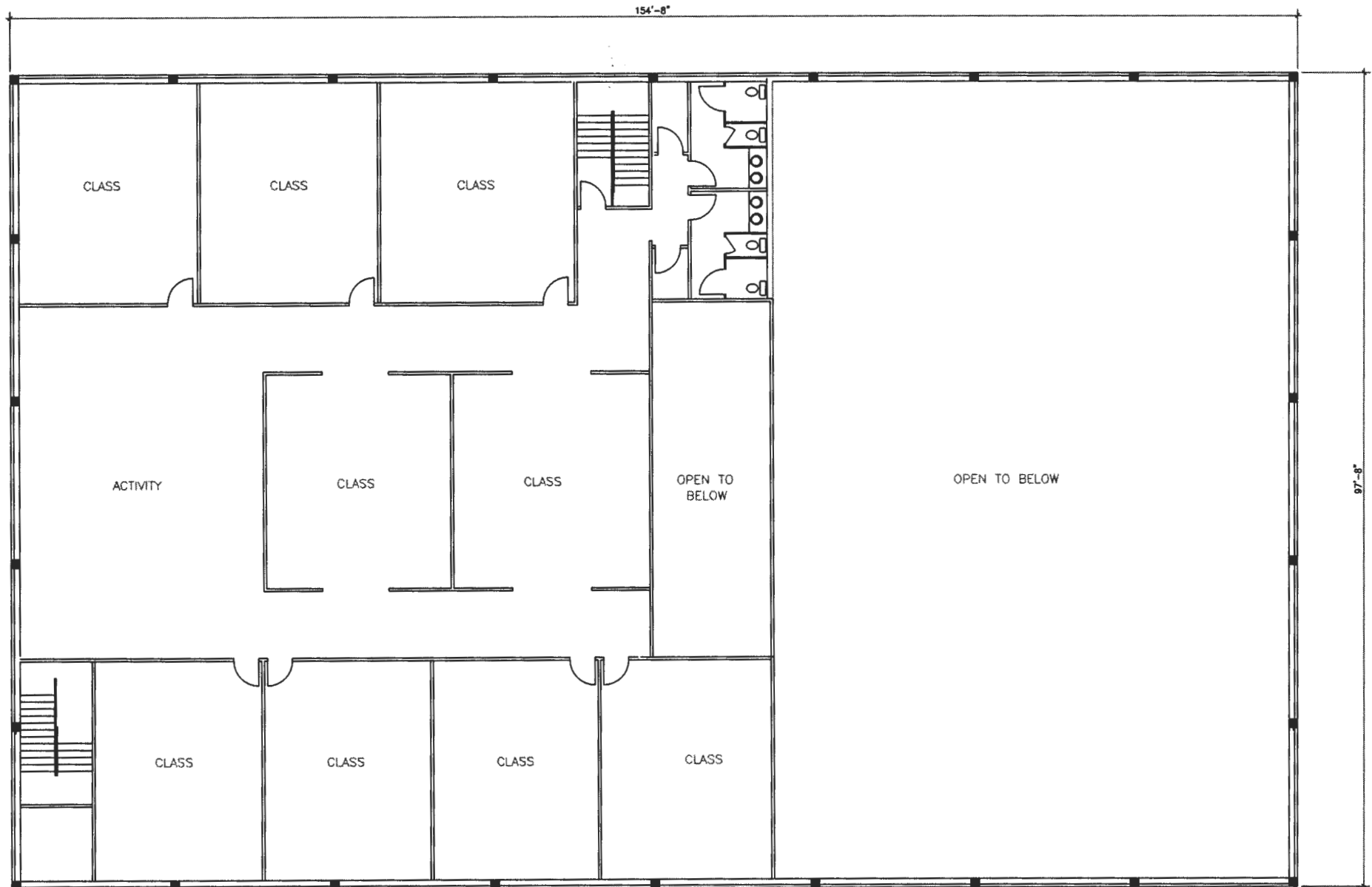
Notary Public: Kelly L. Wagner

My Commission expires: 5/1/11

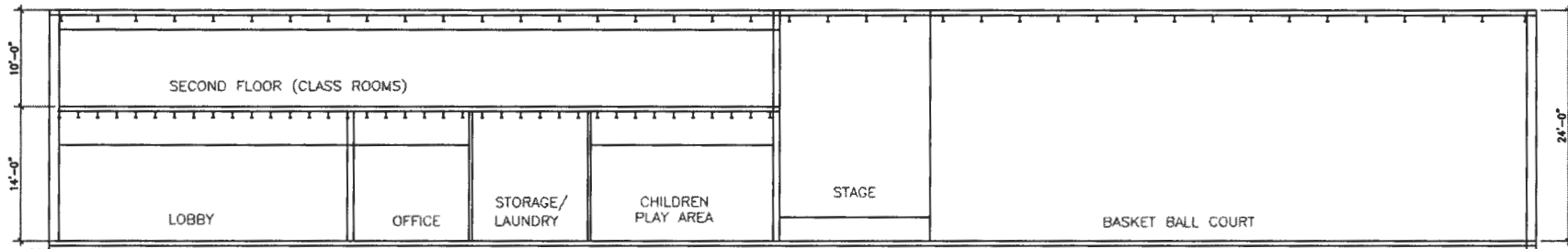




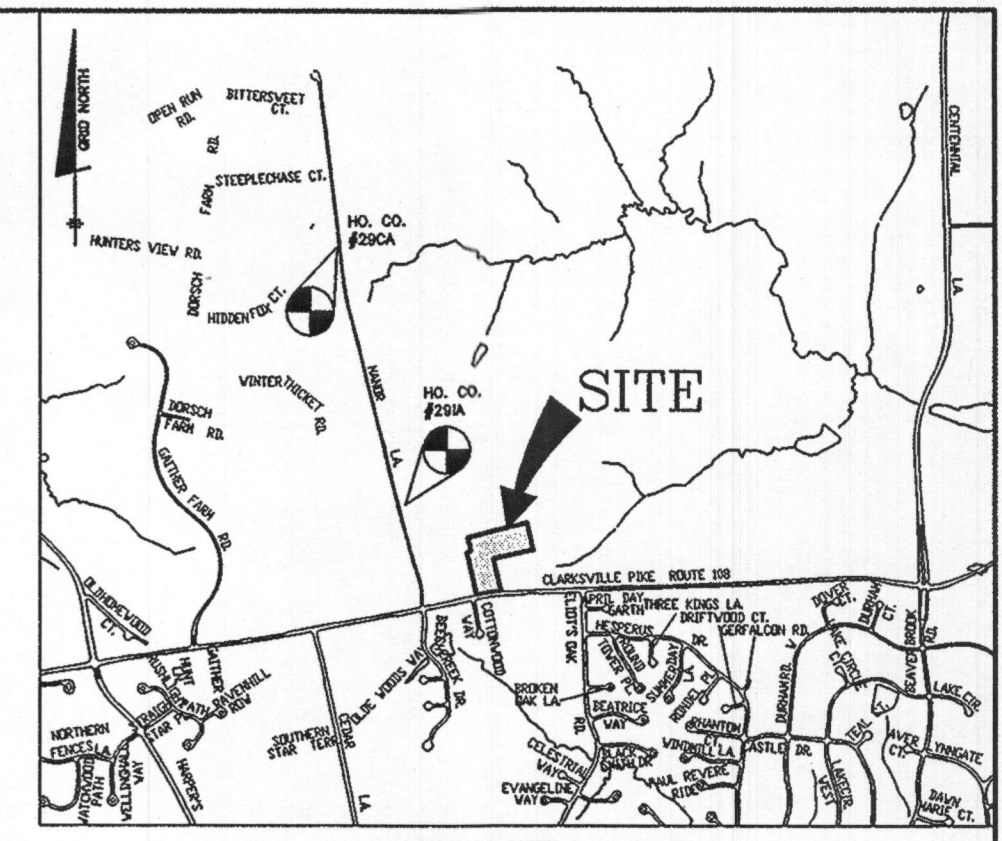
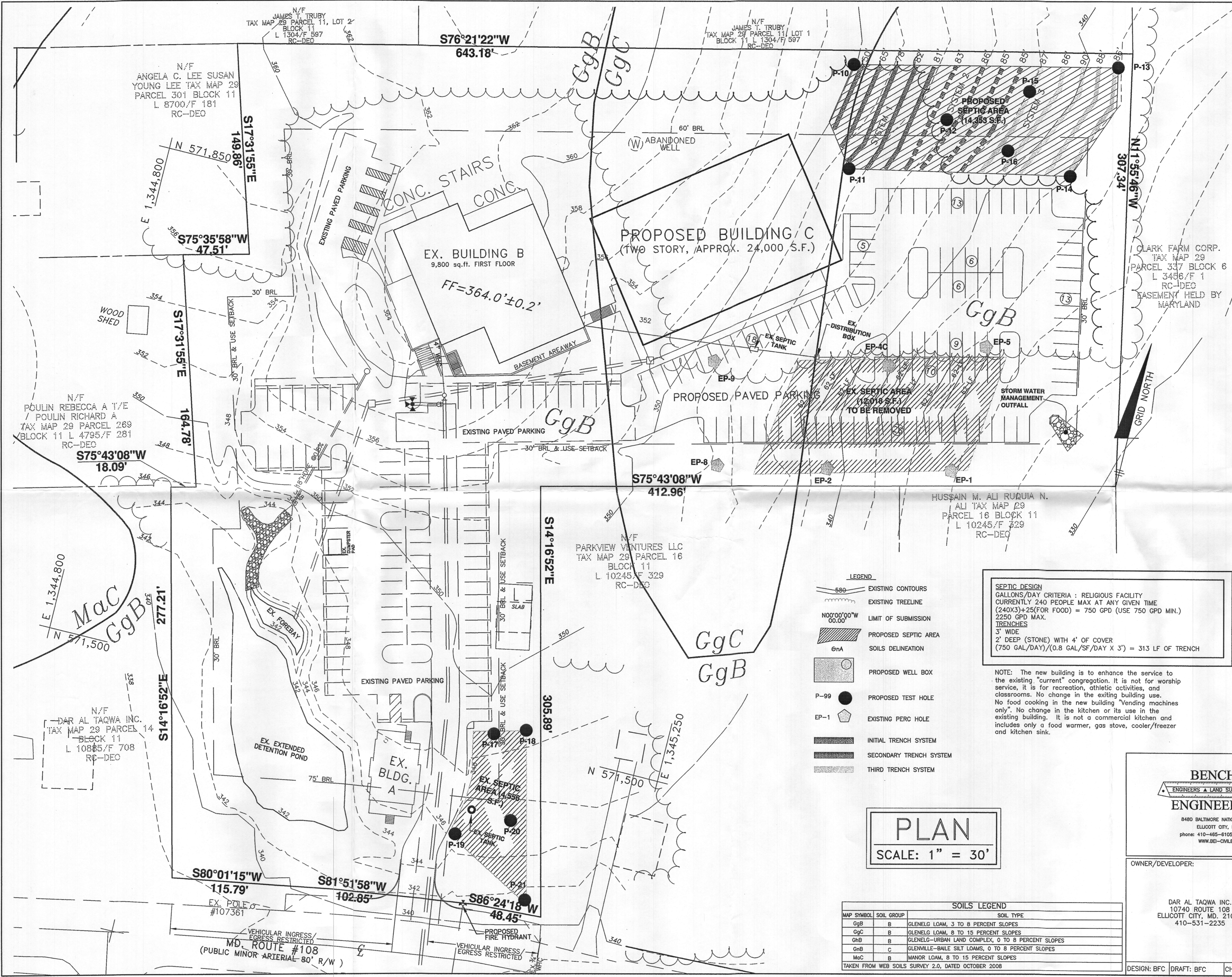
FIRST FLOOR (GYM/BASKETBALL)



SECOND FLOOR (CLASS ROOMS)



FIRST FLOOR (GYM/BASKETBALL)



VICINITY MAP
SCALE: 1"=2000'
ADC MAP 15, D2

BENCH MARKS NAD '83

NO. CO. 290A	ELEV. 422.892
STAMPED DISC ON CONCRETE MONUMENT, MAJOR LANE 0.8 MILES NORTH OF RT. 108.	
N 574526.116	E 1.343533.76
NO. CO. 291C	ELEV. 468.127
STAMPED DISC ON CONCRETE MONUMENT, MAJOR LANE 0.2 MILES NORTH OF RT. 108.	
N 572323.543	E 1.344112.28

- GENERAL NOTES**
- 1) THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
 - 2) THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR SEWER DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWER IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWER SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDATION OF A MODIFIED SEWERAGE EASEMENT PLAT SHALL NOT BE REQUIRED.
 - 3) TOPOGRAPHY SHOWN IS BASED ON THE APPROVED SBD-02-04 AND SURVEY PERFORMED BY NIT ASSOCIATES INC. ON OR ABOUT AUGUST 1995.
 - 4) THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THIS PROJECT'S BOUNDARY EXCEPT AS NOTED.
 - 5) ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - 6) THE EXISTING SEPTIC AREA (BEST FIT) AND 100 YEAR FLOODPLAIN SHOWN ON LOT 1 OF PRIDES CROSSING IS BASED ON PLAT C.M.P. NO. 6401 FILED SEPTEMBER 30, 1995.
 - 7) THE EXISTING PERCOLATION TESTING LOCATIONS ARE BASED ON A BEST FIT OF THE SIGNED PERCOLATION CERTIFICATION PLAN DATED OCTOBER 2000.
 - 8) PLEASE NOTE THAT A GRINDER AND PUMP WILL LIKELY BE NECESSARY TO ACCOMMODATE THE ELEVATION CHANGE BETWEEN THE BASEMENT AND THE PROPOSED SEPTIC AREA LOCATION.
 - 9) THE HEALTH DEPARTMENT WAS CONTACTED ON OCTOBER 24, 2008 FOR A REQUEST OF INFORMATION UNDER THE PUBLIC INFORMATION ACT AND INDICATED THAT THE TESTING INFORMATION PREVIOUSLY ESTABLISHED ON SITE WAS DISCARDED AFTER THE FACILITIES WERE CONNECTED TO PUBLIC WATER.

SEPTIC DESIGN
GALLONS/DAY CRITERIA : RELIGIOUS FACILITY
CURRENTLY 240 PEOPLE MAX AT ANY GIVEN TIME
(240X3)+25(FOR FOOD) = 750 GPD (USE 750 GPD MIN.)
2250 GPD MAX.
TRENCHES
3' WIDE
2' DEEP (STONE) WITH 4' OF COVER
(750 GAL/DAY)/(0.8 GAL/SF/DAY X 3') = 313 LF OF TRENCH

NOTE: The new building is to enhance the service to the existing "current" congregation. It is not for worship service, it is for recreation, athletic activities, and classrooms. No change in the existing building use. No food cooking in the new building "Vending machines only". No change in the kitchen or its use in the existing building. It is not a commercial kitchen and includes only a food warmer, gas stove, cooler/freezer and kitchen sink.

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT TO THE BEST OF KNOWLEDGE AND BELIEF.

BRIAN F. CLEARY
PLAN PREPARER

APPROVED FOR PUBLIC WATER AND PRIVATE SEWERAGE SYSTEM
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

- LEGEND**
- 580 EXISTING CONTOURS
 - EXISTING TREELINE
 - 000°00'00"W 00.00' LIMIT OF SUBMISSION
 - PROPOSED SEPTIC AREA
 - Soils DELINEATION
 - PROPOSED WELL BOX
 - P-99 PROPOSED TEST HOLE
 - EP-1 EXISTING PERC HOLE
 - INITIAL TRENCH SYSTEM
 - SECONDARY TRENCH SYSTEM
 - THIRD TRENCH SYSTEM

PLAN
SCALE: 1" = 30'

SOILS LEGEND

MAP SYMBOL	SOIL GROUP	SOIL TYPE
GgB	B	GLENELG LOAM, 3 TO 8 PERCENT SLOPES
GgC	B	GLENELG LOAM, 8 TO 15 PERCENT SLOPES
GhB	B	GLENELG-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES
GhB	C	GLENVILLE-BAILE SILT LOAMS, 0 TO 8 PERCENT SLOPES
McC	B	MANOR LOAM, 8 TO 15 PERCENT SLOPES

TAKEN FROM WEB SOILS SURVEY 2.0, DATED OCTOBER 2008

BENCHMARK ENGINEERING, INC.
ENGINEERS • LAND SURVEYORS • PLANNERS

8480 BALTIMORE NATIONAL PIKE A SUITE 418
ELLCOTT CITY, MARYLAND 21043
PHONE: 410-465-6105 • FAX: 410-465-8644
WWW.BEI-CMLENGINEERING.COM

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 28559, Expiration Date: 7-22-2009.

OWNER/DEVELOPER: DAR AL TAQWA INC.
10740 ROUTE 108
ELLCOTT CITY, MD. 21042
410-531-2235

PROJECT: DAR AL TAQWA PHASE III

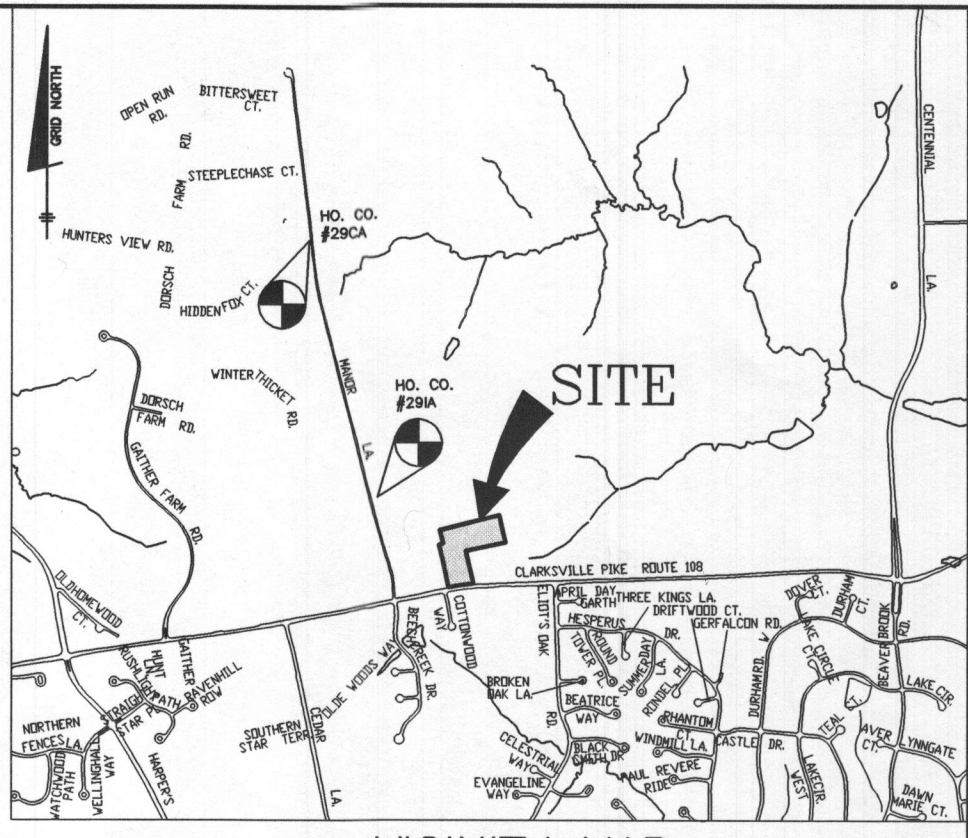
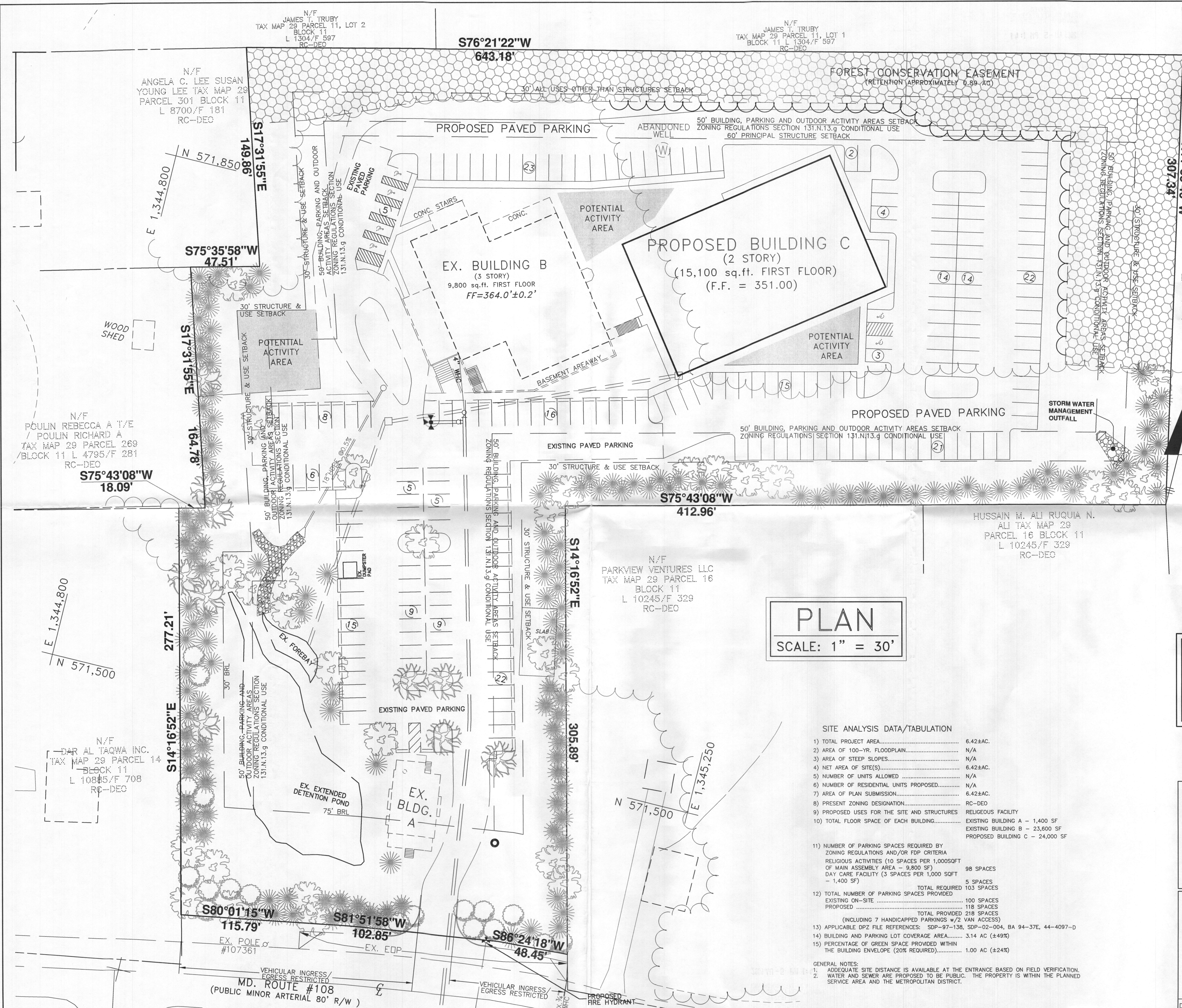
LOCATION: TAX MAP: 29, GRID: 11, PARCEL: 12
2nd. ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

TITLE: PERCOLATION TESTING PLAN

DATE: DECEMBER, 2008 PROJECT NO. 2132

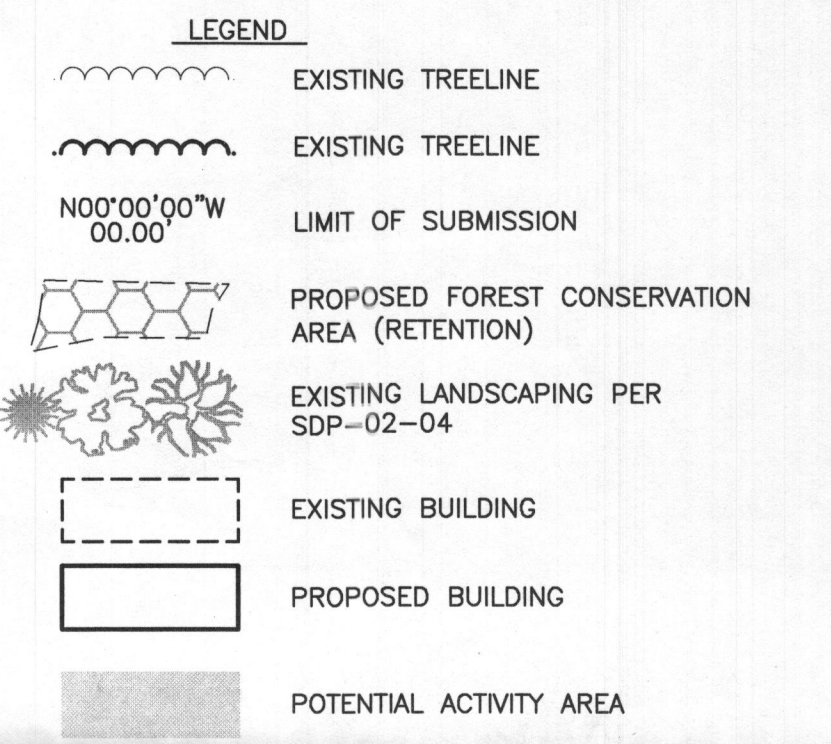
SCALE: AS SHOWN SHEET 1 OF 1

DESIGN: BFC DRAFT: BFC CHECK: BFC



BENCH MARKS NAD '83

HO. CO. 29CA	ELEV. 422.892
STAMPED DISC ON CONCRETE MONUMENT, MANOR LANE 0.8 MILES NORTH OF RT. 108.	
N 574526.116	E 1,343533.76
HO. CO. 29IC	ELEV. 468.127
STAMPED DISC ON CONCRETE MONUMENT, MANOR LANE 0.2 MILES NORTH OF RT. 108.	
N 572323.543	E 1,344112.28



PLAN
SCALE: 1" = 30'

APPROXIMATE FOREST CONSERVATION OBLIGATIONS

THE SITE AS SHOWN ABOVE ATTEMPTS TO PROVIDE THE FOREST CONSERVATIONS ONSITE MINUS THE AREA ASSOCIATED WITH A FEE-IN-LIEU (MAXIMUM AREA PERMITTED BY THE COUNTY FOR A FEE-IN-LIEU IS 1.0AC).

EXISTING FOREST COVER.....	2.08AC
TOTAL FOREST TO BE CLEARED.....	1.19AC
TOTAL FOREST TO REMAIN WITHIN A FOREST CONSERVATION EASEMENT.....	0.89AC
REMAINING OBLIGATION TO BE ADDRESSED BY A FEE-IN-LIEU.....	0.99AC
FEE-IN-LIEU COST = \$0.75/SQFT = \$32,343.30	

SITE ANALYSIS DATA/TABULATION

1) TOTAL PROJECT AREA.....	6.42±AC.
2) AREA OF 100-YR. FLOODPLAIN.....	N/A
3) AREA OF STEEP SLOPES.....	N/A
4) NET AREA OF SITE(S).....	6.42±AC.
5) NUMBER OF UNITS ALLOWED.....	N/A
6) NUMBER OF RESIDENTIAL UNITS PROPOSED.....	N/A
7) AREA OF PLAN SUBMISSION.....	6.42±AC.
8) PRESENT ZONING DESIGNATION.....	RC-DEC
9) PROPOSED USES FOR THE SITE AND STRUCTURES.....	RELIGIOUS FACILITY
10) TOTAL FLOOR SPACE OF EACH BUILDING.....	EXISTING BUILDING A - 1,400 SF EXISTING BUILDING B - 23,600 SF PROPOSED BUILDING C - 24,000 SF

11) NUMBER OF PARKING SPACES REQUIRED BY ZONING REGULATIONS AND/OR FDP CRITERIA	98 SPACES
RELIGIOUS ACTIVITIES (10 SPACES PER 1,000SQFT OF MAIN ASSEMBLY AREA - 9,800 SF)	5 SPACES
DAY CARE FACILITY (3 SPACES PER 1,000 SQFT - 1,400 SF)	103 SPACES
TOTAL REQUIRED	103 SPACES
EXISTING ON-SITE	100 SPACES
PROPOSED	118 SPACES
TOTAL PROVIDED	218 SPACES
(INCLUDING 7 HANDICAPPED PARKINGS w/2 VAN ACCESS)	
13) APPLICABLE DPZ FILE REFERENCES: SDP-97-138, SDP-02-004, BA 94-37E, 44-4097-D	
14) BUILDING AND PARKING LOT COVERAGE AREA.....	3.14 AC (±49%)
15) PERCENTAGE OF GREEN SPACE PROVIDED WITHIN THE BUILDING ENVELOPE (20% REQUIRED).....	1.00 AC (±24%)

GENERAL NOTES:

1. ADEQUATE SITE DISTANCE IS AVAILABLE AT THE ENTRANCE BASED ON FIELD VERIFICATION.
2. WATER AND SEWER ARE PROPOSED TO BE PUBLIC. THE PROPERTY IS WITHIN THE PLANNED SERVICE AREA AND THE METROPOLITAN DISTRICT.

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OWNER/DEVELOPER:	PROJECT:
DAR AL TAQWA INC. 10740 ROUTE 108 ELLCOTT CITY, MD. 21042 410-531-2235	DAR AL TAQWA PHASE III
TITLE:	LOCATION:
CONDITIONAL USE PLAN	ZONED: RC-DEC TAX MAP: 29, GRID: 11, PARCEL: 12 2nd. ELECTION DISTRICT HOWARD COUNTY, MARYLAND
DATE:	PROJECT NO.:
JULY, 2009	2132
DESIGN: BFC	DRAFT: BFC
CHECK: BFC	SCALE: AS SHOWN
	SHEET 1 OF 1