



COPY

DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

December 21, 2001

Dar Al Taqwa, Inc.
10740 Route 108
Ellicott City, MD 21042

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

Gentlemen:

The Subdivision Review Committee has determined that the above referenced plan is **technically complete**, subject to the enclosed comments and **resolution of the concerns of the Development Engineering Division, State Highway Administration and the Health Department** directly with those agencies within **45 days** from the date of this letter (by **February 4, 2002**). If, in responding to those comments, design changes are made which could affect another SRC agency, you are advised to consult with the appropriate agency prior to the submission of the originals to the Department of Planning and Zoning for signature. Originals cannot be submitted until this Division has received written notification from all agencies that all concerns have been resolved.

COMPLETION OF DEVELOPER'S AGREEMENT AND PAYMENT OF DPW FEES:

1. Submission of a Developer's Agreement to the Department of Public Works, Real Estate Services Division, and posting of financial surety for storm water management and maintenance and landscaping.

Once the cost estimates are approved by the Development Engineering Division and/or this Division, the information will be forwarded to Real Estate Services, DPW. Real Estate Services will contact you regarding requirements for preparation of a Developer's Agreement. Real Estate Services requires a minimum of three (3) weeks to execute the agreement(s). This should be anticipated by the Developer in scheduling submittal of the original(s).

2. Payment to the Department of Public Works, Real Estate Services Division (if applicable) of the balance of the Department of Public Works, Engineering Review Fee. The fee is based on the final construction cost estimate approved by DPZ, Development Engineering Division.
3. A landscape agreement and surety must be included in the Developer's Agreement executed with the Department of Public Works, Real Estate Services Division. Submit one landscape cost estimate and a revised landscape plan to the Department of Planning and Zoning within **45 days** of the date of this letter by **February 4, 2002**, and a minimum of two weeks prior to the submission of the SDP originals.



December 3, 2001

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

Health.

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

REVISED
12-3-01

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 (14) 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)
2. One (1) copy of the SWM report verifying that the EX. SWM built under phase I was can accommodate phase II.(DED)
3. One (1) copy of the SWM report Approved under phase I (SDP-97-138)(DED)

Division of Land Development (Oct. 19, 2001):

Sheet 1:

1. The note has been added.
2. The note has been updated.
3. The duplicate note has been erased.
4. The site analysis chart has been updated.
5. The Basement will be used for classrooms and meeting. No religious activity will be performed in the basement or the second floor.
6. Understood.
7. The notes have been added.
8. The address will be updated at the time of the originals submission.
9. An explanation has been added.
10. The notes have been corrected.
11. The required wording has been added.

Sheet 2:

1. The BRL has been labeled.
2. The Landscape surety statement will be added at the time of the originals submission.

Development Engineering Division (Oct. 9, 2001):

- I.D. The notes have been updated.
- II.C. The contours have been updated.
- II.F. The SWM management is provided under Approved Phase I. A SWM report verifying that is part of this submission.
- II.G. The required labels and details have been added.
- II.M. The Dumpster and its detail is constructed under Phase I. It has been shown as existing.
- III.A. The drainage areas has been delineated, and a study for the swale capacity is part of the SWM report.
- IV.B. The limit of disturbance need not be updated.
- V.C. The sequence of construction need not be updated.
- VI. E. The Outfall has been armored with Rip-Rap. A profile and section has been added to the plans
- VIII. Both the new SWM and a copy of the approved study are part of the this submission.

General Comments:

1. Understood.
2. Understood.

Maryland State Highway Administration (July 31, 2001):

Understood.

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

- OK 1. The minimum capacity has been changed to 400 gpd.
- 2. The maximum daily flow has been shown.
- 3. The minimum tank capacity has been updated to 1000 g.
- 4. A groundwater appropriations permit will be submitted after approval of this site plan has been granted.

Department of inspections (July 31, 2001):

1. The basement floor area has been included in the general comments.
2. Has rails are now proposed on both sides of the ramp.
3. Additional spot elevation has been added.

December 3, 2001

Ms. Cindy Hamilton


3 of 3

4. Spot elevations have been added.

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

As per our post-SRC meeting, the fire hydrant has been provided at the entrance of the site on rout 108.

Very truly yours
MILDENBERG, BOENDER & ASSOCIATES, INC.


Samer Alomar
Project Manager

cc: Sayed Hasan, w/enc.

96098\WP\098-016-DPZ.Doc



Howard

DEPARTMENT OF PLANNING & ZONING

Joseph W. Rutter, Jr., Director

October 19, 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 **December 3, 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	
Development Engineering	4	SWM
State Highway Administration	5	
Health Department	1	
Inspections & Permits	1	
Fire & Rescue	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/Health
F&R/DILP/SHA
Mildenberg, Boender & Assoc.

DEPARTMENT OF PLANNING AND ZONING
Division of Land Development
Comments

RE: SDP 02-04/Dar Al Taqwa
Revised: 10/19/01

SHEET 1:

1. Add to Note No. 9: Religious Facility "and Classrooms." Label building footprint as "Proposed Religious Facility and Classrooms."
2. Add to Note No. 16: Type D "Landscape" Buffer.
3. There are two duplicate Note Nos. 22. Note No. 21 may be combined with Note No. 22 and correct the spelling of "Associates."
4. Correct the Number of Handicapped Spaces Provided to "2" located in the Site Analysis Data Chart for Phase II and correct the Total Number to "4." In addition, remove from the purpose: "detached minaret" since this structure will not be constructed and remove "two story" community center due to the facility being one story only.
5. The Board of Appeals in Case No. BA 94-37E approved a religious facility consisting of 9,000 sq.ft. only (first floor). If the applicant intends to utilize the basement level of this structure for religious purposes, it may require further approval from the Board. The applicant should contact the Division of Public Service & Zoning Administration regarding this matter.
6. You are advised that should the applicant intend not to construct the minaret, courtyard or any other site improvements as reviewed by the Board of Appeals under BA Case No. 94-37E and they are not shown on this site development plan for review at this time, the applicant will be required to submit a future site development plan or a red-line revision to show such improvements on the site prior to issuance of any building permits.
7. Add the following Notes:

The 34' tall minaret proposed at the SE corner of the religious facility as reviewed by the Board of Appeals is not planned to be constructed under this site development plan.

There are no playgrounds, courtyards or fencing proposed under this site development plan.

The religious activities as approved by the Board of Appeals in BA Case No. 94-37E are to be conducted on the first floor of the proposed religious structure consisting of approximately 9,800 sq.ft.

Add a note which indicates the intended use of the existing structure to remain (Phase I) located on the front portion of this parcel. In accordance with the Decision and Order rendered in BA Case No. 94-37E, "as part of Phase 2, the existing house may be reconverted into a caretaker's residence." The proposed status of this structure shall be so indicated.

8. Contact Dick Jordan, Address Coordinator @ (410) 313-3425 for information regarding the addressing of the existing structure on site and the new religious facility. Correct/add any change to the address chart accordingly.
9. Add an explanation to Note No. 18 regarding the extension of time granted in the Board of Appeals case by which to obtain building permits for this project.
10. Correct the spelling of the following:
"Religious" Center, located in the Title Block and Note No. 15.
Dry "Wet" Walls, located in Note No. 12.
"Across," located in Note No. 15(2).
In "Accordance" and remove "the plan," Line 2-Developer's Landscape Certificate.
"Least" Note No. VI i(b)/Construction Note, Sheet 2
11. Add "Proposed Religious Facility and Classrooms" to the building footprint located on Sheet 1 and to the structure located on the parcel, Sheet 2. Add "Proposed" to the parking area and "Existing" to the existing parking lot.

SHEET 2:

1. Label the southeastern "30' BRL and Use Setback."
2. Add a landscape surety statement.

:btb



HOWARD COUNTY HEALTH DEPARTMENT

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

August 30, 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 following comments are a supplement to August 6, 2001 comments by Mark Rifkin:

- Septic system design criteria contains usage numbers different than were discussed in our meeting of May 20, 2000. Specifically, 200 patrons are mentioned now, where 120 was previously discussed. Similarly, no food service was contemplated and classrooms for Sunday school were differently offered than on this most recent plan. These differences could affect the overall septic design.
- The septic tank is incorrectly sized for the daily design flows given in this submittal.
- While the new septic area can handle the proposed DDF, the SDA for the existing building (Phase I) is significantly smaller and may not be able to handle the flows 200 people would generate. If such use for this building is anticipated, additional SDA for future septic replacement systems may need to be dedicated.

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

Result of interaction on 8/20
Definitely need
① well water + siting of well + C W A P —
② abandoned old well or accounting

Bureau of Environmental Health

3525-H Ellicott Mills Drive • Ellicott City, Maryland 21043-4544

Water and Sewerage, Permits (410) 313-1771 Community Environmental Health Program (410) 313-1773
(410) 313-2640 TDD(410) 313-2323 TOLL FREE - 1-877-4MD-DHMH



1.30
Intersect

HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer
August 6, 2001

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Mark Rifkin / Ron Pinkley (RP)
Water and Sewerage Program

RE: File Number: SDP-02-004
Title: Dar Al Taqwa

Revised submission requested.

Since other agencies are requiring a fire hydrant and sprinklers which require the provision of public water, the Health Department will not allow the applicant to drill a private well. The Health Officer signature block should be modified to reflect public water and private sewerage.

In addition, the plan also requires minor changes in septic system detail as well as suitable plans for filling and sealing the existing well as referenced in Phase I SDP.

MR

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 12-3-01

P&Z File No. SDP-02-04

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Comprehensive Planning and Zoning Administration
- 1 Research *Return to file*
- Address Coordinator

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

REVISED
12-3-01

Agencies

- Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 5 State Highway Administration
- 1 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 Tagwa

ENCLOSED FOR YOUR THE ENCLOSED → Signature Approval Review & Comments Files
 → 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 type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<u>14</u> Site Development Plan	<u>4</u>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan
<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"/>	<u>1</u> Stormwater Management Comps. <i>DED</i>
Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Applic	<input type="checkbox"/>	<input 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 12-3-01

COMMENTS: see Attached Comments (3/1/02) ~~SDP~~ COMMENTS DUE BY: 12-19-01
mef

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

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 7/9/01

P&Z File No. SDP-02-04

Department of Planning and Zoning

- Transportation Planning
Historic Preservation
Comprehensive Planning and Zoning Administration
Research
Address Coordinator

- Agricultural Preservation
Development Engineering Division
Forest Conservation Planner
File

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 Jagua

ENCLOSED FOR YOUR THE ENCLOSED -> Signature Approval Original -> Review & Comments Files

Table with 2 columns: Plans and # of Sheets. Includes items like Sketch Plan, Prel Equiv Sketch Plan, Preliminary Plan, Final Plat, Final Constr Plans (RDS), Final Development Plan, Site Development Plan (checked), Landscape Plan, Grading Plan, House Type Revision Plan, Water and Sewer Plan.

Table with 2 columns: Supplemental Documents. Includes items like Wetlands Report, Soils/Topo Map/Drain Area Map, FSD/FCP/Worksheet and Application (checked), Declaration of Intent, Drainage and/or Computation/Pond Safety Comp., Preliminary Road Profiles, APFO Roads Test/Mitigation Plan, Traffic Study/Noise Study, Sight Distance Analysis, Floodplain Study, Stormwater Management Comps., Industrial Waste Survey (DPW), Road Poster Form Letter, Response Letter, Perc Plat, Scenic Road Exhibits.

Applications

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

WAS: Received (checked) Tentatively Approved
Received and Revised Approved

Recorded On 7/9/01

COMMENTS:

SRC/COMMENTS DUE BY: 8/2/01

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