

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 11/10/05

DPZ File No. WP-06-044

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: Rigler 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

- Applications
- 14 Waiver Petition Applic/Exhibit 1
 - Planning Board Application
 - ASDP/CSDP Application
 - DED Application/Checklist
 - DED Fee Receipt/Deeds/Cost Estimate

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

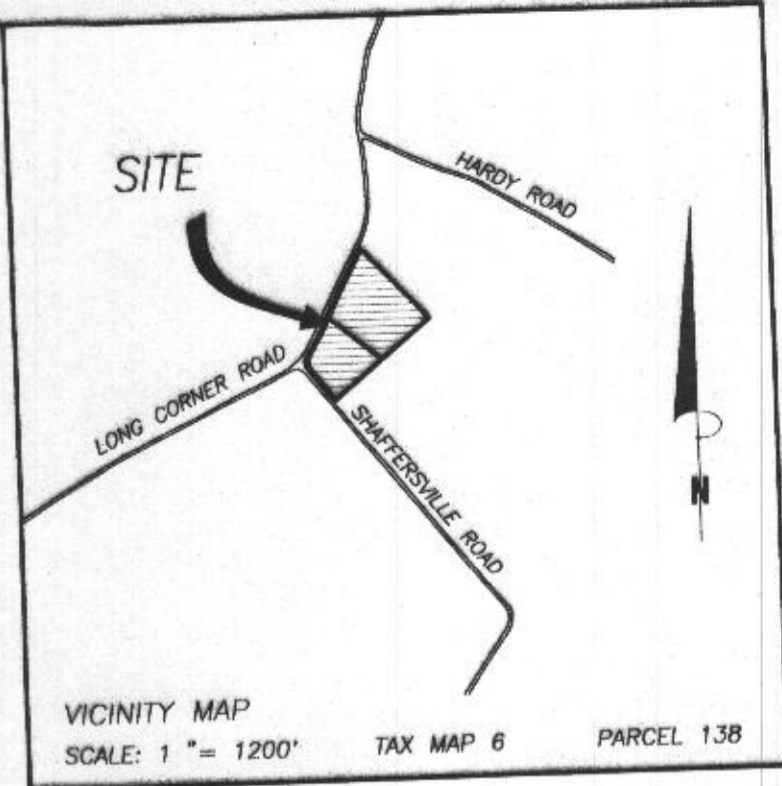
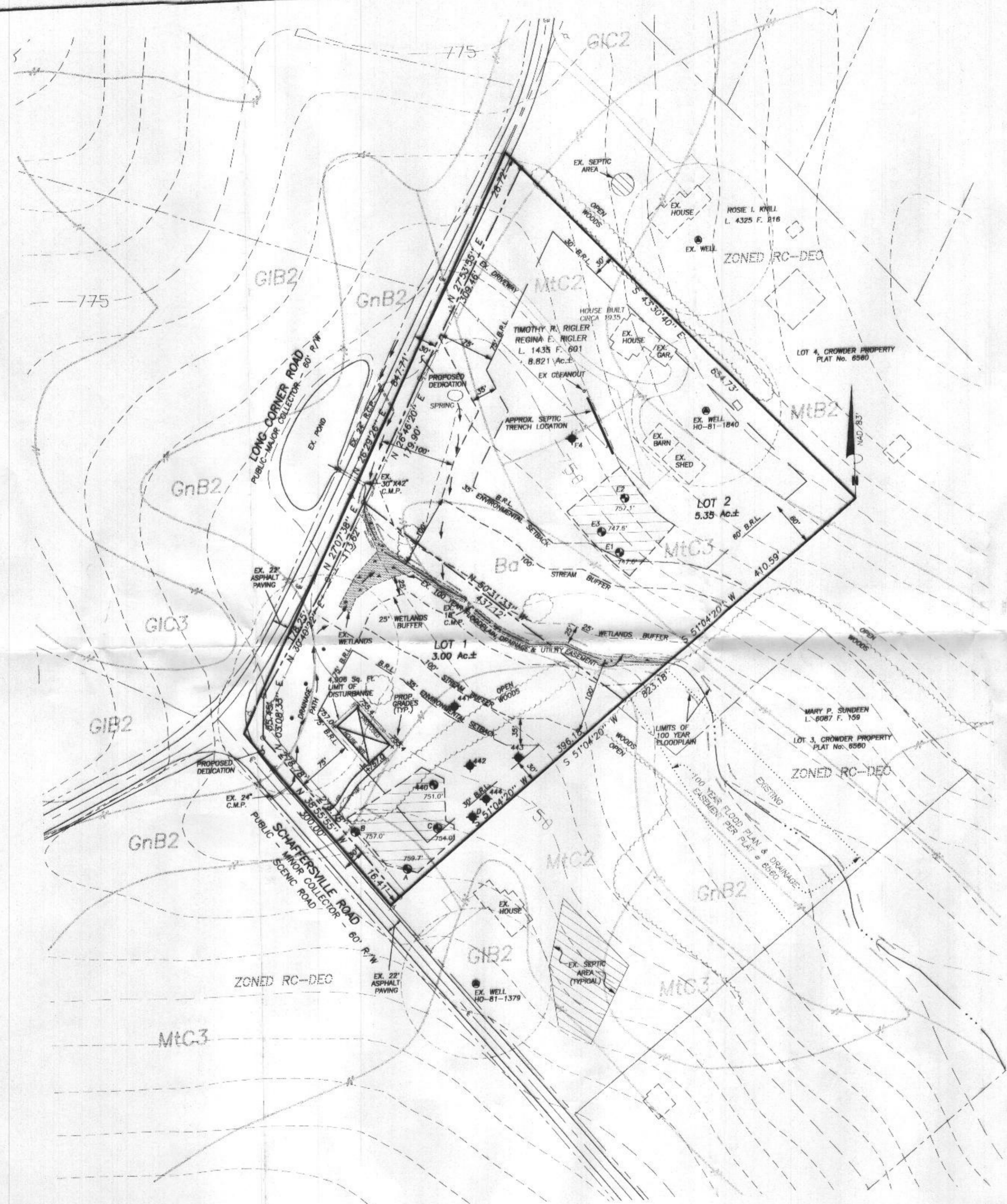
WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded On 11/10/05

COMMENTS: _____ SRC/Comments Due By: 12/1/05

11-14-05
KN Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS JW



- GENERAL NOTES:
- OWNERS: TIMOTHY R. RIGLER
REGINA E. RIGLER
DEED REFERENCE: LIBER 1435 FOLIO 601
DATE: JANUARY 24, 1986
GRANTOR: JACK I. NEWCOMER
 - TAX MAP: 6 GRID: 6 PARCEL: 138
 - NEAREST POTABLE WATER SUPPLY: MT. AIRY
DISTANCE: 1.5 MILES ±
 - THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0006 B, REVISED DECEMBER 4, 1986
 - TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
(PERCOLATION TEST FIELD LOCATED NAD 83 ELEVATIONS)
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELL(S) SHOWN ON THIS PLAN HO-81-1840, HO-81-1379 HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
 - SOIL TYPE: MT. AIRY CHANNERY LOAM (MIB2, MID2, MIC2, MIC3,)
GLENVILLE (GIB2) BAILE SILT LOAM (Ba)
HOWARD COUNTY SOILS MAP No. 1.
 - ZONING DISTRICT: RC

PETITIONER'S NAME:
TIMOTHY & REGINA RIGLER
879 LONG CORNER ROAD
MT. AIRY, MD. 21771
Ph. 301-809-4256

OWNERS:
TIMOTHY & REGINA RIGLER
879 LONG CORNER ROAD
MT. AIRY, MD. 21771
Ph. 301-809-4256

THE PURPOSE OF THIS PLAN IS TO REQUEST A WAIVER TO THE FOLLOWING REGULATIONS; SECTION 16.120.(b)(4)(iii)(b): TO ALLOW A LOT LESS THAN 10 ACRES TO HAVE FLOODPLAINS, WETLANDS, STREAMS AND THEIR BUFFERS.
NOTE: THE PROPOSED HOUSE ON LOT 1 AND THE EXISTING HOUSE ON LOT 2 HAVE BUILDING ENVELOPES NOT CLOSER THAN 35 FEET FROM THESE ENVIRONMENTAL FEATURES.

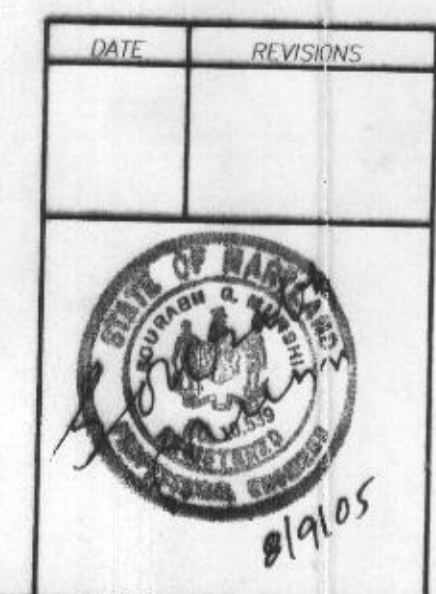
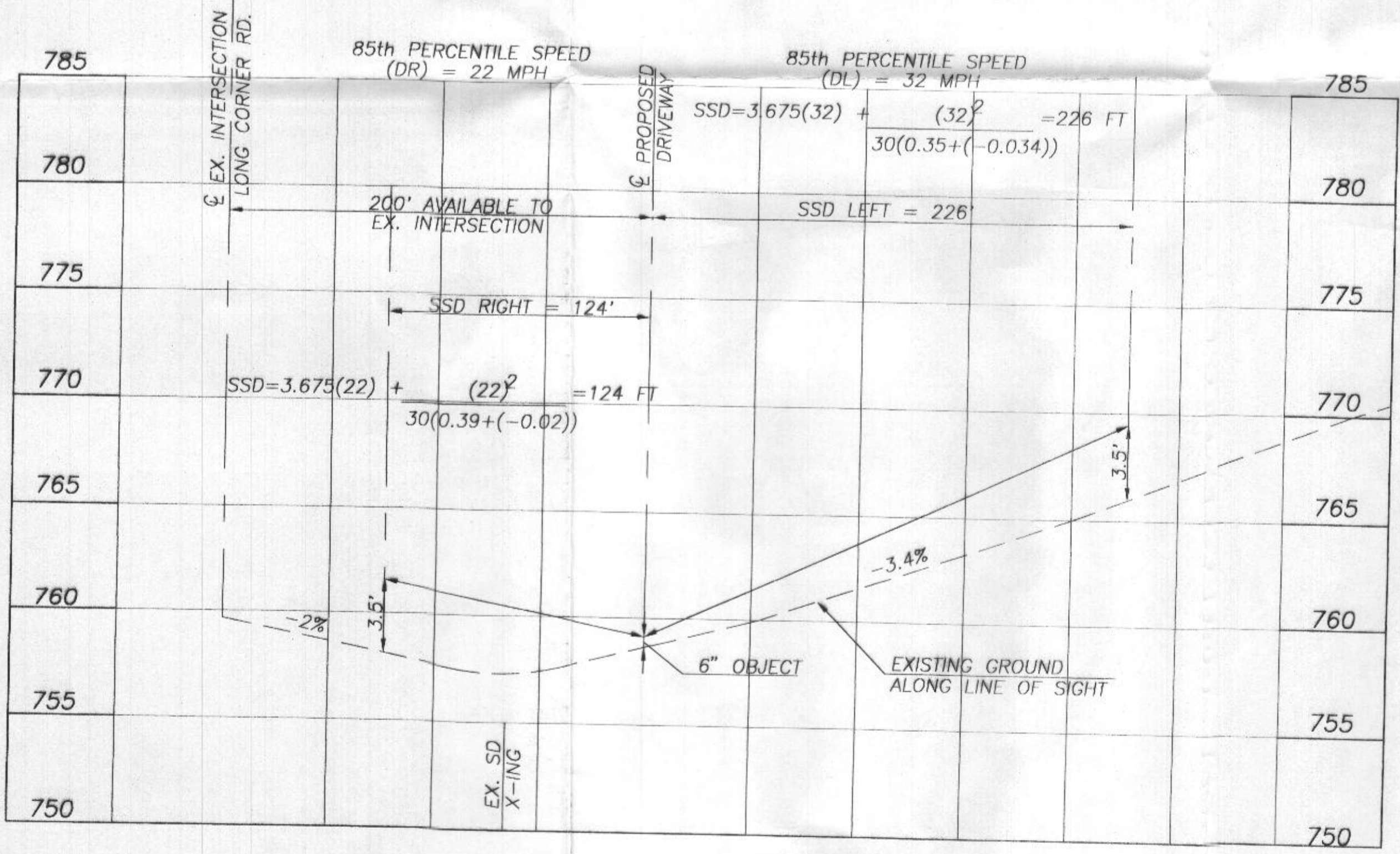
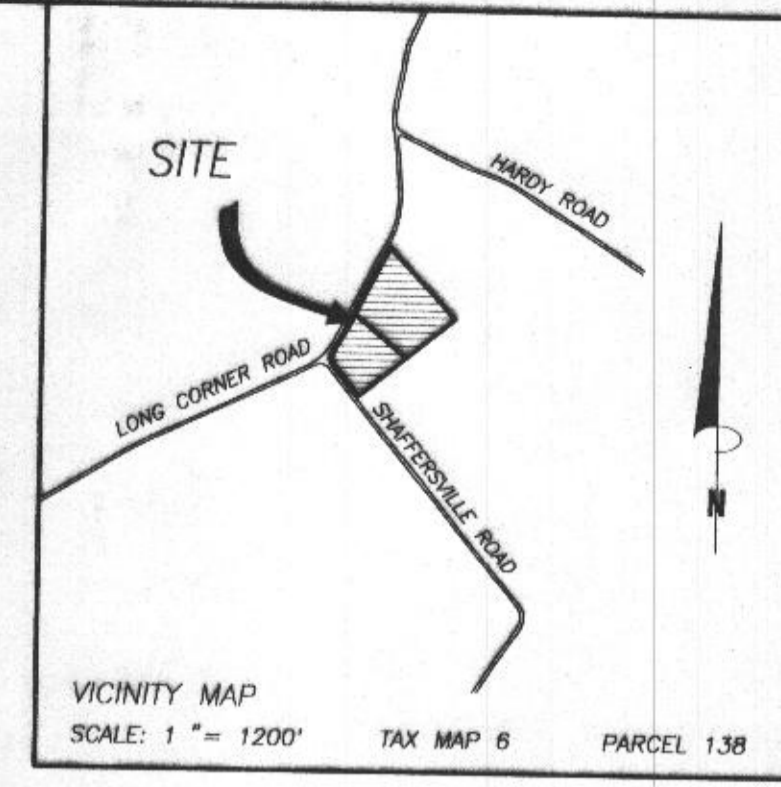
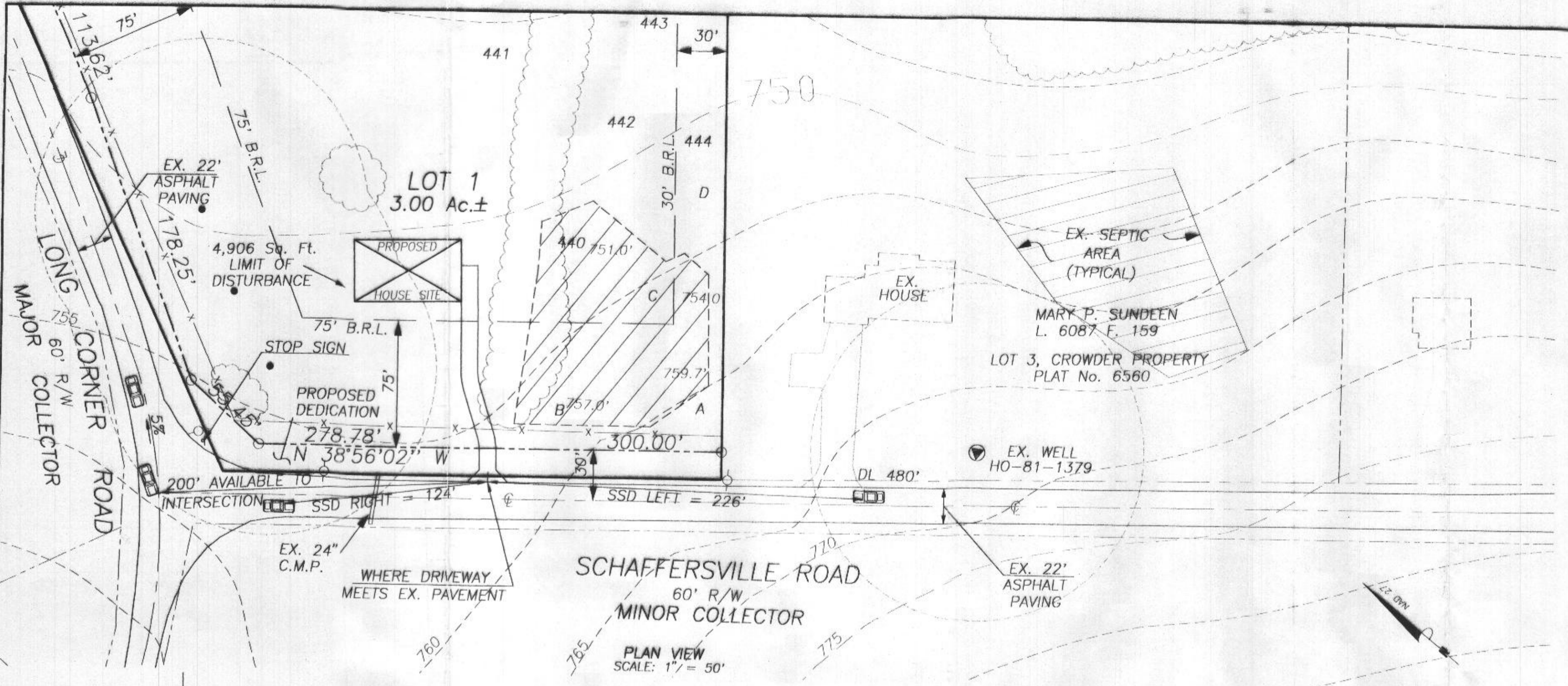
DATE	REVISIONS



WAIVER PETITION PLAN
RIGLER PROPERTY

LIBER 1435 FOLIO 601
SITUATED ON LONG CORNER ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' NOVEMBER, 2005

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771
(301) 829 2890 (301) 851 5015 (410) 549 2751



DATE

REVISIONS

SIGHT DISTANCE PLAN & PROFILE
RIGLER PROPERTY

LIBER 1435 FOLIO 601

SITUATED ON LONG CORNER ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: AS SHOWN APRIL, 2005

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771
(301) 829 2890 (301) 831 5015 (410) 549 2751

OWNERS:
TIMOTHY & REGINA RIGLER
879 LONG CORNER ROAD
MT. AIRY, MD. 21771

File name: T:\EPA\085\86-0921\SIGHTD
Plot Date: 8/9/05

Howard County Department of Planning and Zoning
 Division of Land Development
WAIVER PETITION APPLICATION

Date Submitted/Accepted _____ DPZ File Number WP-06-014
~~F-06-038~~

I. Site Description

Subdivision Name/Property Identification: RIGLER PROPERTY
 Location of property: SHATTERSVILLE RD / LONG CORNER RD.
 (Street Address and/or Road Name)

AGRICULTURAL
 (Existing Use)

RESIDENTIAL
 (Proposed Use)

6
 (Tax Map No.)

6
 (Grid/Block No.)

138
 (Parcel No.)

4
 (Election District)

RC
 (Zoning District)

8.35 AC±
 (Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

MINOR SUBDIVISION PLAT - F-06-038

II. Waiver Request

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

Section Reference No.	Summary of Regulation
1. <u>16.120.(b).(4).(iii)</u>	<u>Residential lots shall be designed to be usable in terms of, inter alia, not being encumbered by environmentally sensitive features.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

V. **Plan Exhibit**

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (**14 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plan is in active processing, only 2 sets of plans are required along with 14 or 18 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<u> I </u> Information Provided	<u> X </u> Information Not Provided,
	<u> NA </u> Not Applicable	Justification Attached

- I 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- I 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- I 3. North arrow and scale of plan.
- I 4. Location, extent, boundary lines and area of any proposed lots.
- I 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- I 6. Delineation of building setback lines.
- I 7. Delineation of all existing public road and/or proposed street systems.
- I 8. Identification and location of all easements.
- I 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- I 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- N/A 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- I 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- N/A 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).
- I 14. Submit 2 sets of photographs for all existing on-site structures.
- I 15. Identify the location of any existing wells and/or private septic systems.

16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts located within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

VI. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application** and could cause additional time to be required to revise the petition for resubmittal and re-review. For more information or questions, contact DPZ at (410) 313-2350.

VII. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

Owner's authorization attached *

Regina W Ryler 11/9/05
(Signature of Property Owner) (Date)
(Fee Simple Owner Only)

T. Van Sant 11/9/2005
(Signature of Petition Preparer) * (Date)

TIMOTHY & REGINA RIGLER
(Name of Property Owner)

VANMAR ASSOCIATES, INC.
(Name of Petition Preparer, Surveyor/Engineering or Agent/Developer)

879 LONG CORNER RD.
(Address)

310 SOUTH MAIN STREET
(Address)

MT. AIRY, MD 21771
(City, State, Zip Code)

MT. AIRY, MD 21771
(City, State, Zip Code)

E-Mail _____

E-Mail _____

301-829-0386
(Telephone) (Fax)

301-829-2890 301-831-5603
(Telephone) (Fax)

Contact Person: TIMOTHY RIGLER

Contact Person: MIKE VANSANT

**Howard County Department of Planning and Zoning
Division of Land Development**

**INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)**

Project Name RIGLER PROPERTY **DPZ File No.** _____
DPZ Plan Reviewer _____ **Submission Date** _____
Plan Consultant Representative _____ **Time** _____

I. Application Requirements *Indicate Yes, No or N/A*

- a. Application is complete
- b. Required number of plans and applications are provided
 ___ Plans (14 sets on County Road or
 ___ Applications 18 sets on State Road)
- c. Supplemental Information is provided
- d. Certification of pre-submission HDC advisory meeting for new projects in
 Historic District or listed in Historic Sites Inventory
- e. Photographs of existing structures (for Historic Preservation Review)
- f. MAA Approval Letter (if applicable)
- g. Written summary of Route 1 manual compliance (if applicable)

II. Fee Computation

Number of waivers requested.....		Fee
* Base Fee for first two waiver sections (\$450).....		<u>\$450.00</u>
Fee for each additional waiver section (___ additional waivers x \$50 each).....		_____
* (Maximum fee of \$350 for Agricultural Preservation parcels)		_____
	TOTAL	<u>\$450.00</u>

III. Certification

Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by _____

___ Waiver petition application is accepted for processing.

___ Scheduled SRC meeting date.

___ Waiver petition application is rejected.

Reason: _____

___ Resubmission is accepted. Date _____ Staff initials _____

Comments/Notes _____

REESE & CARNEY, LLP

Attorneys at Law

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MICHELLE DiDONATO
SUSAN E. BEASLEY
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(410) 573-2001

265 N. WASHINGTON STREET
SUITE 506
ROCKVILLE, MARYLAND 20850
(301) 762-6210

OF COUNSEL
CHARLES A. REESE
AUGUST W. STEINHILBER*

DAVID C. HJORTSBERG
(1941-1997)

* ADMITTED IN WASHINGTON, D.C.
AND OHIO

October 24, 2005

SENT VIA MAIL

Van Mar Associates, Inc.
Attention: Mike Van Sant
310 South Main Street
P.O. Box 328
Mt. Airy, Maryland 21771

Re: Rigler Property
Our File No.: 50364-9001

Dear Mike:

Enclosed please find my original letter to Cindy Hamilton for inclusion with the Waiver Petition in this matter.

Please contact me if you have any questions.

Very truly yours,

REESE & CARNEY, LLP



Thomas M. Meachum

Enclosure

cc: Timothy and Regina Rigler
P:\TMM\WPDATA\Rigler.Let.Van.Sant10.24.05wpd



REESE & CARNEY, LLP

Attorneys at Law

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CHARLES A. REESE
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DAVID C. HJORTSBERG
(1941-1997)

* ADMITTED IN WASHINGTON, D.C.
AND OHIO

October 24, 2005

Cindy Hamilton
Chief, Division of Land Development
Department of Planning and Zoning
3430 Court House Drive
Ellicott City, Maryland 21043

RE: Rigler Property - Lots 1 and 2; F-06-038
Our File No.: 50364-9001

Dear Ms. Hamilton:

This letter is written in support of the waiver request filed by the property owners Timothy and Regina Rigler (the "Riglers") to request a waiver of the requirement for lot design found in section 16.120.(b).(4).(iii). This section, under the title *Usable design*, states that residential lots shall be designed to be usable in terms of, *inter alia*, not being encumbered by environmentally sensitive features.

The Riglers own approximately 8.82 acres of land on the corner of Shaffersville Road and Long Corner Road in Mt. Airy. They have resided in the house that is located at the extreme northeastern portion of the property since 1986.

The Riglers propose to divide their property into two lots, as shown on the minor subdivision plat. A topography/soils map/grading plan ("topo plan") has also been filed.

The environmentally sensitive features on the property are a stream and wetlands and accompanying buffers, and floodplain. The location of the stream is almost at the midpoint of the length of the property. The 100-year floodplain runs along the stream. The wetland area is next to the stream approximately 50 feet from the property line along Long Corner Road. The

Cynthia Hamilton, Chief
October 24, 2005
Page Two

wetland area is approximately 2000 square feet.

In the proposed subdivision, the Rigers would dedicate 0.4661 to Howard County for purpose of a public road. The Rigers would continue to live on what would be Lot 2, approximately 5.3551 acres. Lot 1 would be 3 acres.

The stream, floodplain and accompanying buffers would be located extremely close to the proposed boundary line between the two lots. Most of the stream and floodplain, with accompanying buffers, would be located on Lot 1. All of the wetlands would be on Lot 1. The portion of the stream on the Rigers' lot would be located in the extreme southeastern portion of Lot 2. Lot 1's access is onto Shaffersville Road.

In examining the proposed design for these two lots and the usability of these lots, it is clear that the environmentally sensitive features do not encumber either lot in reference to the ability of the lots to be used.

Examining Lot 2, the stream, buffer, and floodplain would be located on the extreme side of the lot. The existing used area of this lot, the house and outbuildings, are located on the opposite end of the lot. As a practical matter, the design of this lot in no way affects the usability of the lot because the environmentally sensitive features and prime useable area of the lot are on opposite sides of each other.

Lot 1 is essentially the same situation, albeit on a smaller scale, but with the same result. As exhibited on the topo plan, the access to Lot 1 will be off of Shaffersville Road, on the other side of the lot from the environmental features. Further, the house site within the building envelope is close to Shaffersville Road, to match the location of the houses on this side of the street, as shown on the topo plan. This siting of the house has the effect of placing the expected useable area of the lot far from the wetlands and stream.

In terms of practical usability of the lot, the wetlands area is small and the stream narrow. There would be no impact on any family occupying and using this property arising from the wetlands, stream and floodplain, given their small sizes and locations on the lot.

On the theoretical building use, taking into account usability and the location of the wetlands and stream buffers on the lot, there is still no realistic impact on usability. The environmental feature closest to the house site is the wetlands buffer. From the corner of the house to the buffer is approximately 100 feet, but that point is an extreme diagonal direction from the house. In terms of structures that might be used on this property, the buffers have no practical affect on the ability of a homeowner to erect typical accessory buildings, because the

Cynthia Hamilton, Chief
October 24, 2005
Page Three

building envelope on the lot is still large, due to the environmentally sensitive features being tucked into the back and corner of the lot.

Therefore, the presence of environmentally sensitive features does not in any way affect the usability of these lots, and so the intent of the regulation would be served by allowing this waiver.

Considering the acreage of the property, it would constitute practical difficulty and extraordinary hardship to not allow the waiver because the owners, as a reasonable and practical matter, would not be able to realize one lot from their parcel.

The only other way to realize one lot from this parcel pursuant to the RC zoning regulations would be to create two cluster lots, and place the environmental features into a nonbuildable preservation parcel.

First and most obvious, contracting the size of the lots to address the usability component of lot design seems self-contradictory where the number of lots is the same under either scenario.

Second, it does not seem possible to employ the cluster method, and the impracticalities of pursuing that course would seem to outweigh any benefit.

If a cluster/preservation scenario were employed, the only realistic eligible entity which would own the preservation parcel would be a homeowner's association. Creating a homeowner's association for a two-lot subdivision seems excessive.

Further, it is not possible or practical to create cluster lots. The maximum lot size permitted for cluster lots is 60,000 square feet. As shown on the enclosed mark up of the plat, the area the Riglers would occupy would have to be a minimum of 85,000 square feet. This is only to include the driveway, house, well, septic field, and a few outbuildings. It would not be possible to keep Lot 2 at 60,000 square feet.

As a corollary matter, Section 16.120(b).(4).(iii) is not primarily focused on protection of environmental features. That issue is addressed in other sections. Notwithstanding that, the plat has recognized and respected the environmental features and accompanying buffers. This section for which the waiver request is made deals with these environmental features and buffers in respect to the possibility of affecting the lot owners' ability to use their lots. As shown, the usability is not impacted by existing environmental features and buffers.

Under subsection b. of 16.120.(b).(4).(iii)b., lots of 10 acres or greater are permitted to

Cynthia Hamilton, Chief
October 24, 2005
Page Four

have these environmental features on them if the building envelope is no closer than 35 feet (excluding a deck).

Although one home has already been constructed hundreds of feet from the buffers, and the other house site is 100 feet from the closest buffer, if the Department desired the building envelope to be at least 35 feet from these features, the owners would have no objection to the building envelope being redesigned to reflect that.

Creating two lots out of an over eight-acre parcel is a reasonable use of the property. By the fortuitous circumstance of the location of the stream and other environmental features, the usability of the lots are unaffected because of the locations and small sizes of the environmental features. Considering the fact that these environmental features will in no way be negatively impacted, the owners submit this is a request within the standards of approvable waivers and request that the Department approve the request to waive the requirement of section 16.120.(b).(4).(iii).

Very truly yours,

REESE & CARNEY, LLP



Thomas M. Meachum

TMM\cb
Enclosure
cc: Timothy and Regina Rigler
Mike Van Sant



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive + Ellicott City, Maryland 21043 + 410-313-2350

Marsha S. McLaughlin, Director

www.co.ho.md.us
FAX 410-313-3467
TDD 410-313-2323

March 1, 2006

Timothy & Regina Rigler
879 Long Corner Road
Mt. Airy, MD 21771

RE: Rigler Property Lots 1 and 2
F-06-038

Dear Mr. & Mrs. Rigler:

The Department of Planning and Zoning hereby grants **approval** of the Final Subdivision Plans for Rigler Property Lots 1 and 2 consisting of two(2) lots on 8.8213+ acres of land located on Long Corner and Shaffersville Roads in the Fourth Election District of Howard County, Maryland, subject to the attached conditions.

SUBMISSION OF FINAL PLAT ORIGINAL

YOU ARE ADVISED THAT THE PLAT ORIGINALS WILL NOT BE ACCEPTED BY THIS DIVISION FOR SIGNATURE APPROVALS AND RECORDATION UNTIL WRITTEN DOCUMENTATION IS PROVIDED FROM THE HEALTH DEPARTMENT THAT ALL REQUIRED WELLS HAVE BEEN DRILLED.

Once all of the above requirements have been completed, the original plat may be submitted for signature approval with the following:

1. Payment to *Director of Finance, Howard County* of the following fees, concurrent with the submission of the original plats for signature approval. Bring this letter and fees to the Department of Planning and Zoning to obtain the required receipts.
 - Storm Drainage Construction, Section 16.133
Account #Cr-814-003-7151 **Fee \$75.00**
 - Open Space Land Acquisition, Section 16.121
Account #Cr-813-003-7156 **Fee \$1,500.00**
 - Distribution copies of recorded plat:
Original Plat (per sheet) **Fee \$21.20**
 - As part of the grading permit application, you will be required to post **\$5,700.00** surety (for Lot 1) to ensure the completion of your landscaping obligation for this project. This Department will perform an inspection to verify installation of the required plant materials. The inspection fee required for this project is **\$100.00**. This fee must be paid to account number *011-005-4217* at the time the plat originals are submitted for signatures and recordation (check payable to the Director of Finance).
2. A check made payable to the *Clerk of the Court* of the cost for recording plats.
Recording fee for plat (per sheet) **Fee \$5.00**

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 11/10/05

DPZ File No. F-06-038

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

Revised

NOV 10 2005

DPZ - Land Dev

RE: Bigler Property

ENCLOSED FOR YOUR → Signature Approval
 THE ENCLOSED → Original

Review & Comments Files
 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 checked="" type="checkbox"/> Final Plat/Plat of Easement/RE Plat	1
<input type="checkbox"/> Final Constr Plans (RDS)	_____
<input type="checkbox"/> Final Development Plan	_____
<input type="checkbox"/> Site Development Plan	_____
<input 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	_____
Applications	
<input type="checkbox"/> Waiver Petition Applic/Exhibit	_____
<input type="checkbox"/> Planning Board Application	_____
<input type="checkbox"/> ASDP/CSDP Application	_____
<input type="checkbox"/> DED Application/Checklist	_____
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	_____

- 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

WAS: Received Tentatively Approved
 Received and Revised Approved

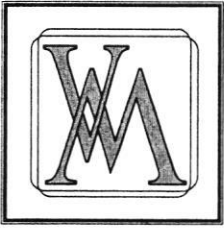
Recorded On 11/10/05

COMMENTS: SEE 11-10-05 Letter; engineer
(KN) Acknowledges well on LOT 1 NOT completed.

SRC/Comments Due By: 12/1/05

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

DPZ STAFF INITIALS DN



VANMAR
ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890
(301) 695-0600

(301) 831-5015

(410) 549-2751
Fax (301) 831-5603

November 10, 2005

Ms. Kacie Noonan, R.S.
Well and Septic Program
Development Coordination Section
7178 Columbia Gateway Drive
Columbia, MD 21046

Re: Rigler Property, Lots 1 & 2
F-06-038

Revised
NOV 10 2005
DPZ - Land Dev

Dear Ms. Noonan,

Thank you for your review of the above mentioned project. Enclosed herewith, please find a copy of the revised Plat. The owner is in the process of acquiring a well permit to drill a well on Lot 1. Once the well is drilled, a well completion report will be forwarded to your office for review and approval.

If you have any questions or concerns, please do not hesitate to contact this office.

Very truly yours,

Melanie Repp
VanMar Associates, Inc.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: August 15, 2005

DPZ File No. F-00-038

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: Ridge 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 1
- 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 3
- Soils/Topo Map/Drain Area Map 1
- FSD/FCP/Worksheet and Application 1
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- Drainage and/or Computation/Pond Safety Comps _____
- Preliminary Road Profiles _____
- APFO Roads Test/Mitigation Plan/Traffic Study _____
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- Waiver Petition Applic/Exhibit _____
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- ASDP/CSDP Application _____
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WAS: Received Tentatively Approved
 Received and Revised Approved

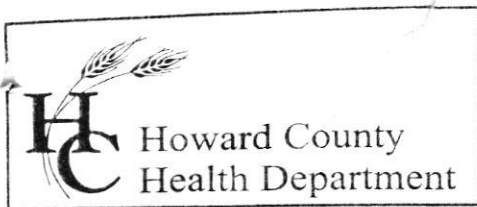
Recorded On 8/15/05

COMMENTS: 8/25/05 SEE ATTACHED NOTE: NEED WELL FOR LOT 1

SRC/Comments Due By: 9/7/05

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

DPZ STAFF INITIALS JW




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

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

August 25, 2005

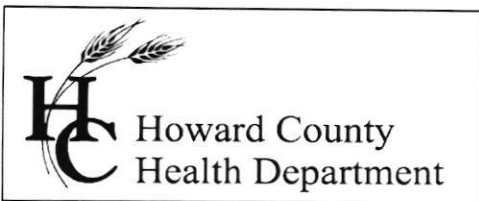
TO: Cindy Hamilton
Chief, Division of Land Development

FROM: Kacie Noonan, R.S. 
Well and Septic Program
Development Coordination Section

RE: File Number:F-06-038
Title: Rigler Property
Tax Map:6 Parcel: 138

The following comments apply to the plan prepared by Vanmar Associates, Inc.
Approval is not granted at this time. Lot 1 must have a well drilled and a well
completion report submitted to our office prior to review and approval.

KN




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

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

MEMORANDUM

DATE: June 20, 2006

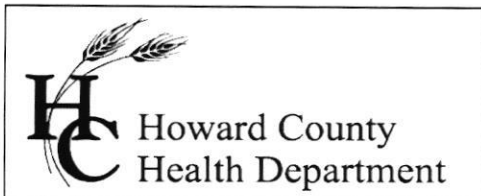
TO: Cindy Hamilton, Chief
Planning & Zoning, Division of Land Development

FROM: Kacie Noonan, Registered Sanitarian
Well and Septic Program
Development Coordination Section 

RE: File Number: F-06-038
Title: Rigler Property, Lot1

The following comment applies to the plan prepared by VanMar Associates, Inc.
The well has been drilled for lot one and approved by our office.

KN



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

MEMORANDUM

DATE: June 20, 2006

TO: Cindy Hamilton, Chief
Planning & Zoning, Division of Land Development

FROM: Kacie Noonan, Registered Sanitarian
Well and Septic Program
Development Coordination Section

KN

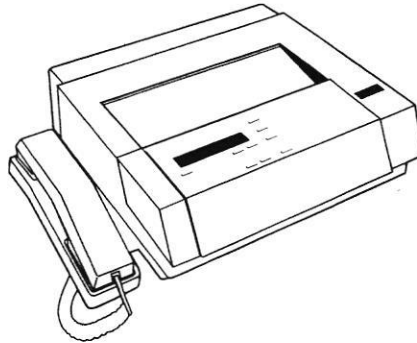
RE: File Number: F-06-038
Title: Rigler Property, Lot1

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KN

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

F A X



Date

7/17/06

To

MANDY

Department

FAX #

301-831-5603

From

Stephanie

Telephone

410-313-1771

FAX (410) 313-2648

Of Pages

2

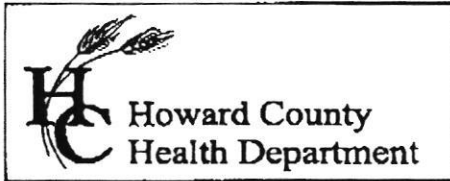
(including cover page)

Comments

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Health Dept

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 TDD (410) 313-2323 Toll Free 1-866-313-6300
 website: www.hchealth.org

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

MEMORANDUM

DATE: June 20, 2006

TO: Cindy Hamilton, Chief
Planning & Zoning, Division of Land Development

FROM: Kacie Noonan, Registered Sanitarian
Well and Septic Program
Development Coordination Section KN

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Howard County
Health Department


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