

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

May 16, 2005,

Howard County Health Department
3532 Ellicott Mills Drive
Ellicott City, MD 21043

Re: Mockingbird Forest
Lots 1-4
F-05-059

To Whom It May Concern:

We are submitting herewith a revised Minor Subdivision Plat. Per your comments dated March 11, 2005, the owner is currently in the process of getting wells drilled. In addition, General Note #3 has been revised as requested.

If you have any questions or concerns, please feel free to contact us.

Very truly yours,

Melanie Repp
Vanmar Associates, Inc.

cc: Jeff McAlister

S:\data\MSO2000\WORDDOCS\ENGRS\A24635\Minor Subdivision Plat\HD Response Ltr-05.16.05.doc

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Division of Land Development

DATE: 5-16-05

P&Z File No. F-05-059

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: Mockingbird Forest Lots 1-4

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

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various documents like Sketch Plan, Wetlands Report, etc.

WAS: Received Received and Revised Tentatively Approved Approved Recorded On 5-16-05

COMMENTS: 6/7/05 SEE ATTACHED COMMENT (RN) SRC/COMMENTS DUE BY: 6-1-05

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

FAST TRACK PLAN

DataBase No. _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 1-3-05

DPZ File No. F-05-059

Department of Planning and Zoning

- Transportation Planning
- Historic Preservation
- Public Service and Zoning Administration
- Research *Return to Brenda Barth*
- Address Coordinator

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

REVISED
1-3-05

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: Mocking Bird Forest Lots 1-4 (family: Baker)
ENCLOSED FOR YOUR THE ENCLOSED Signature Approval Original Review & Comments Files *Property*
 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/ Plot of Easement /RE Plat	<u>1</u>
<input type="checkbox"/> Final Constr Plans (RDS)	_____
<input type="checkbox"/> Final Development Plan	_____
<input checked="" 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 Recorded
 Received and Revised Approved On 1-3-05

COMMENTS: 1/21/05 Wells need to be drilled. ~~SRG~~ Comments Due By: 1-19-05

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

DPZ STAFF INITIALS *[Signature]*

KN

FAST TRACK PLAN

DataBase No. _____

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 3/11/05

DPZ File No. F-05-059

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
3/11/05

RE: Mockingbird Forest

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	<u>1</u>
<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 3/11/05
On _____

COMMENTS: all wells must be drilled prior to final signature
and general note #3 needs changed. 3/30/05

SRC/Comments Due By: 3/30/05

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

DPZ STAFF INITIALS JW

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 10/22/04

DPZ File No. F-05-059

Department of Planning and Zoning

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

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

Agencies

- 1 Soil Conservation District
- 1 Department of Inspections, Licenses & Permits
- 1 Department of Fire and Rescue Services
- 1 State Highway Administration
- 1 Health Department
- 1 Public School System
- 1 Recreation and Parks
- WSSC
- MD Aviation Administration

- 1 Tax Assessment
- 2 Verizon
- 2 BGE
- 2 Cable TV
- Police
- MTA
- Finance
- DPW, Real Estate Services
- DPW, Construction and Inspection
- DPW, Bureau of Utilities

RE: BAKER PROP., LOTS 1-4

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

Plans	# of Sheets
Sketch Plan	_____
Prel Equiv Sketch Plan	_____
Preliminary Plan	_____
<u>22</u> Final Plat/Plat of Easement/RE Plat	<u>1</u>
Final Constr Plans (RDS)	_____
Final Development Plan	_____
Site Development Plan	_____
<u>0</u> Landscape Plan/Supplemental Plan	_____
Grading Plan	_____
House Type Revision/Walk-Thru Red-Line	_____
Water and Sewer Plan	_____

Supplemental Documents
Wetlands Report
Soils/Topo Map/Drain Area Map
<u>5</u> 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
<u>3</u> Sight Distance Analysis/Speed Flow Study
Floodplain Study
Stormwater Management Comps/Geo-Tech Report
Industrial Waste Survey (DPW)
Road Poster Form Letter
Response Letter
<u>2</u> Perc Plat
Scenic Road Exhibits
Deeds
Photographs
Retaining Wall Comps/Details
Poster/Community or HDC Meeting Information
Route 1 Details/Summary

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

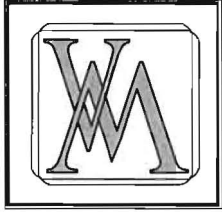
WAS: Received Tentatively Approved
 Received and Revised Approved

Recorded On 10/22/04

COMMENTS: _____ SRC/Comments Due By: 11/17/04

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

DPZ STAFF INITIALS DJ



**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

March 11, 2005

Howard County Health Department
3532 Ellicott Mills Drive
Ellicott City, MD 21043

Re: Mockingbird Forest
Lots 1-4
F-05-059

REVISED
3/11/05

To Whom It May Concern:

We are submitting herewith a revised Minor Subdivision Plat. Per your comments dated December 10, 2004, the owner is currently in the process of getting wells drilled. Once the wells are drilled, the plat will be revised accordingly and a copy sent to your office.

If you have any questions or concerns, please feel free to contact us.

Very truly yours,

Melanie Repp

Melanie Repp
Vanmar Associates, Inc.

cc: Jeff McAlister

S:\data\MSO2000\WORDDOCS\ENGRS\A24635\Minor Subdivision Plat\HD Response Ltr-03.11.05.doc

CURVE DATA

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CH. LENGTH
C1	175.00	136.88	44°48'52"	72.16	N 17°50'47" E	133.42

COORDINATES

PT. #	NORTH	EAST
47	603035.9395	1270708.2875
55	602871.2072	1271060.5861
57	602780.7331	1271509.5392
58	602775.0360	1271537.8094
59	603164.6991	1271821.7823
60	603176.9326	1271799.3170
64	603121.2488	1271809.0405
66	603046.0285	1271770.4758
68	602960.2859	1271700.5198
69	603757.6795	1270708.2092
159	603768.7011	1270712.6161

NOTE: COORDINATES AND GRID TICS SHOWN HEREON ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

OWNER/DEVELOPER

GERALD R. BAKER, et ux
C/O JEFF McALISTER
2610 MULLINIX MILL ROAD
MT. AIRY MD. 21771

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	3.3033 Ac.±	0.2778 Ac.±	3.0255 Ac.±
4	4.4616 Ac.±	0.1405 Ac.±	4.3211 Ac.±

TABULATION OF FINAL PLAT:

- A. Total number of lots and/or parcels to be recorded:
Buildable..... 4
- B. Total area of lots and/or parcels:
Buildable..... 14.3887 Ac.±
- C. Total area of road right-of-way to be recorded, including widening strips..... 0.2580 Ac.±
- D. Total gross area of subdivision to be recorded..... 14.6467 Ac.±

THE REQUIREMENTS §3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Sourabh Munshi 3/04/05
SOURABH G. MUNSHI, P.L.S. NO. 10,770 DATE

GERALD R. BAKER, OWNER DATE

SHIRLEY A. BAKER, OWNER DATE

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT

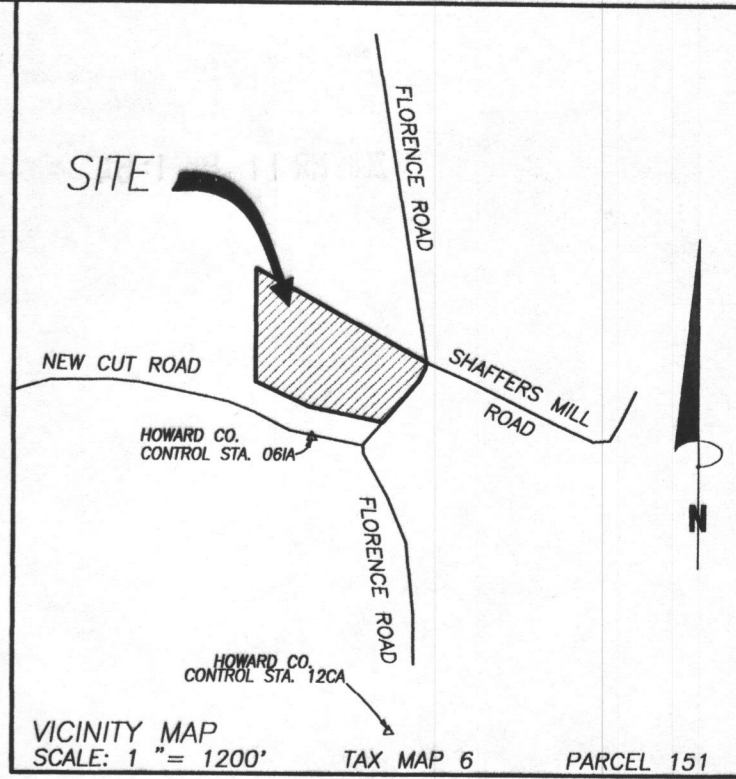
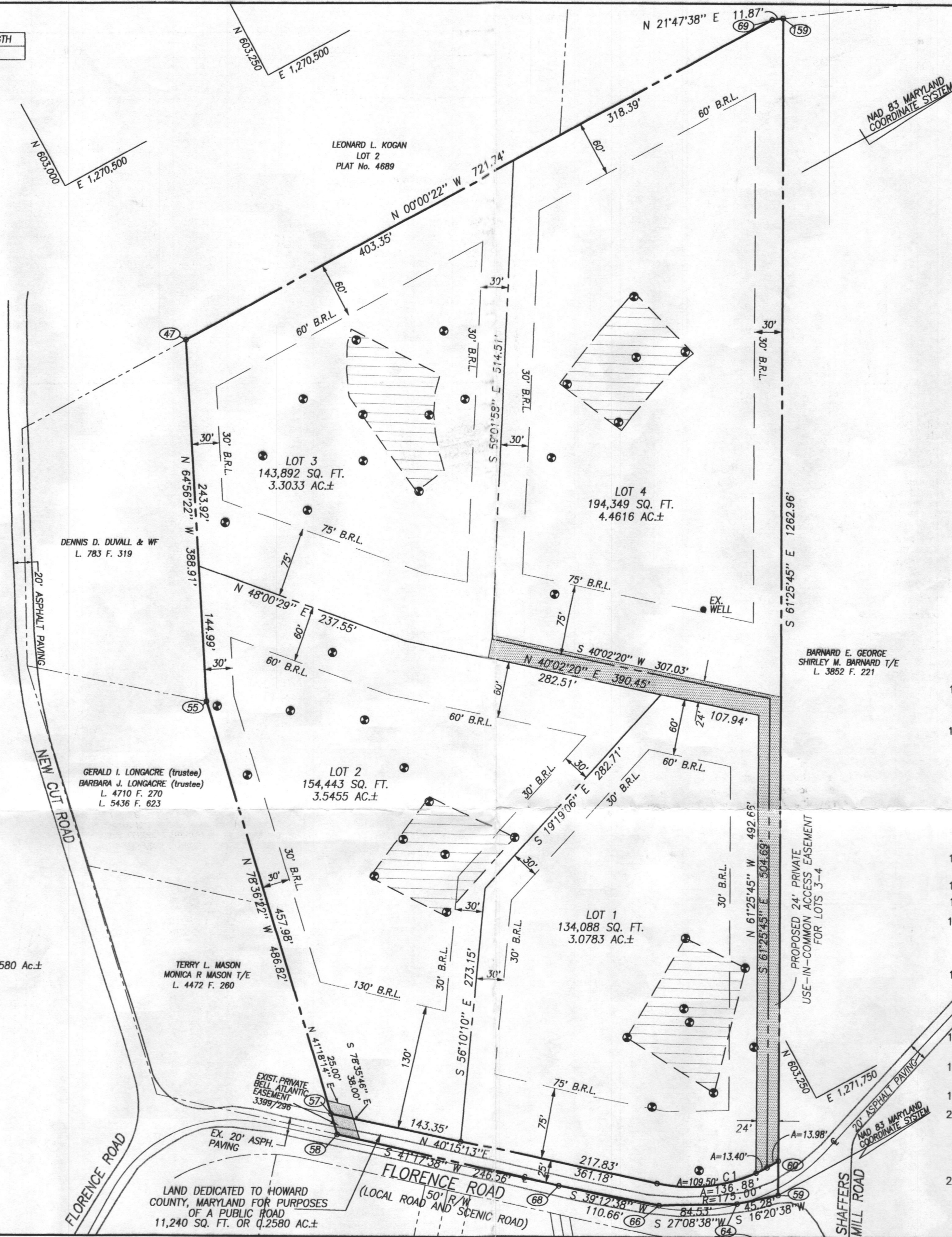
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DATE

DIRECTOR DATE



GENERAL NOTES

- The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
- Coordinates are based on NAD 83' Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 061A & 12CB.
- This area designates a private sewage easement of at least 10,000 square feet (10,000 square feet per lot for shared drain fields associated with a shared sewage disposal facility) as required by Maryland State Department of the Environment for individual sewage disposal (COMAR 26.04.03). These easements shall become null and void upon connection to a public sewage system. The County Health Officer shall have the authority to grant variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- B.R.L. - Represents building restriction line
- Represents concrete monument set (unless otherwise noted)
- Represents iron rebar set (unless otherwise noted)
- Percolation test holes shown hereon have been field located and shown thus
- Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
- Subject property zoned 'RCDEO' per 02/02/04 comprehensive zoning plan.
- For flag or pipestem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipestem and the road right-of-way line only and not onto the flag or pipestem lot driveway.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - a) Width - 12' (14' serving more than one residence).
 - b) Surface - 6" of compacted crusher run base w/tar and chip coating.
 - c) Geometry - Max. 15% grade, max. 10% grade change and min. 45' turning radius.
 - d) Structures (culvert/bridges) - capable of supporting 25 gross tons (H25 loading).
 - e) Bridge Elements - capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - f) Structure clearances - minimum 12 feet.
 - g) Maintenance - sufficient to insure all weather use.
- This plat is based on a field run monumented boundary survey performed on or about September 10, 2002 by Sourabh G. Munshi, Vanmar Associates, Inc.
- Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
- No wetlands currently exist on this subdivision and the subdivision does not lie within a flood hazard area.
- Landscaping requirements for these lots shall be provided in accordance with the provisions of Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. Financial surety for the required Perimeter Landscaping will be posted with the grading permit for 26 shade trees in the amount of \$7,800.
- Stormwater Management requirement for Lots 1, 2 & 3 is provided under sections 5.3 and 5.6 of the 2000 Maryland Design Manual Non Rooftop Disconnection Credit and Environmentally Sensitive Development Credit for Multiple Lot Development. At the building permit stage, lot grading and site of impervious areas including the location of the proposed house and driveway shall be per the approved Storm Water Management Exhibit. There is an existing dwelling on Lot 4.
- There is an existing dwelling/structure located on Lot 4 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require.
- This plan is subject to the Amended 5th Edition Subdivision and Land Development Regulations and to the zoning regulations effective January 6, 2002.
- Lot 3 septic installation required prior to building permit signature due to random excessive rock pockets
- Forest Conservation requirements per Section 16.1202 of the Howard County Code and Forest Conservation Act for this Subdivision have been fulfilled through the forest retention credit of 3.75 acres of existing forest located on lots 3 and 4 in accordance with the adopted DPZ Policy date May 11, 1999, for residential lots greater than 60,000 sq.ft. A fee-in-lieu of \$4,138.20 for 0.19 acres of remaining required reforestation shall be paid to the Forest Conservation Fund.
- A Use-in-Common Maintenance Agreement for Lots 3 and 4 shall be recorded simultaneously with this plan in the Land Records office for Howard County.

OWNER'S CERTIFICATE

WE, GERALD R. BAKER AND SHIRLEY A. BAKER, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS _____ DAY OF _____, 2004.

GERALD R. BAKER, OWNER WITNESS

SHIRLEY A. BAKER, OWNER WITNESS

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY GERALD R. BAKER TO GERALD R. BAKER AND SHIRLEY A. BAKER BY DEED DATED NOVEMBER 18, 1994 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 3399 FOLIO 296 AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.



Sourabh Munshi 3/04/05
Sourabh G. Munshi, Prof. L.S. #10770 DATE

RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT
LOTS 1 THRU 4
MOCKINGBIRD FOREST

(LIBER 3399 AT FOLIO 296)

TAX MAP: 6 ELECTION DISTRICT: FOURTH SCALE: 1"=100'
GRID NO: 23 HOWARD COUNTY, MARYLAND DATE: SEPTEMBER, 2004
PARCEL NO: 151 EX. ZONING: RCDEO SHEET 1 OF 1

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