


Bureau of Environmental Health
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

TO: Cindy Hamilton, Planning Manager
Howard County Department of Land Development

FROM: Stuart F. Oster, R.S. 
Groundwater Management Section
Well and Septic Program

DATE: December 19, 2006

SUBJECT: Mockingbird Forest (Baker Prop.), Lots 1-4
F-06-240

The wells located on Mockingbird Forest (Baker Property) consisting of 3 new lots and an existing lot have been drilled and have received preliminary approval by the Howard County Health Department. The recordation of plat F-05-059 should not be held up any longer due to issues involving well drilling as the developer of this project has fulfilled this prerequisite. If there are any questions, please call me at 410-313-1771.

C: Jeff McAlister
File



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

January 19, 2007

Gerald Baker, etux
c/o Jeff McAlister
2610 Mullinix Mill Road
Mt. Airy, MD 21771

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

Dear Mr. McAlister:

Please be advised that the above referenced final subdivision plat was **recorded on January 19, 2007**, among the Land Records of Howard County as **Plat No. 18776**.

In accordance with the Adequate Public Facilities Ordinance, this Department hereby grants **three(3) permanent housing unit allocations** to this recorded subdivision for the year 2008. Although allocations are assigned to a specific year, now that the plat has been recorded you may apply for a building permit at any time. A site development plan must be submitted to the County for review and approval for the construction of new residential dwellings located within the Planning Service Area for both public water and sewer prior to building permit application.

As part of the grading permit application, you will be required to post **\$7,800 surety** to ensure the completion of your landscaping obligation for this project. A copy of the approved landscape plan must accompany your grading permit application. This Department will perform an inspection to verify installation of the required plant materials. This inspection will occur **on or about July 18, 2008**. Should your landscaping be installed prior to that date, you may contact this office, in writing, to request an earlier inspection date, and to forward the required one(1) year plant warranty.

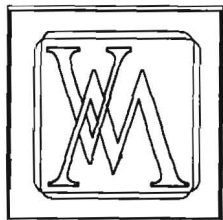
Prints of this final plat may be ordered at the Department of Planning and Zoning Public Service Desk between the hours of 8:00 a.m. and 5:00 p.m., Monday thru Friday. The cost for paper prints is \$0.95 per plat sheet. Please bring this letter with you when ordering prints.

Sincerely,

Kent Sheubrooks
Division of Land Development

KS/MPB:

cc: Research
DED SHA BOE
Real Estate Services, DPW
Environmental Health
Department of Taxation and Assessments
Landscaping Coordinator
Van Mar Associates, Inc.



**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

January 3, 2005

Mr. Philip Thompson
Howard County
Development Engineering Division
3430 Courthouse Drive
Ellicott City, MD 21043

Re: Mockingbird Forest- (Formerly Baker Property)
F-05-59

REVISED

Dear Mr. Thompson,

Thank you for your department's review of the above referenced property dated November 8, 2004. The following is a point-by-point response to your comments:

- I.1. North Arrow has been related to the NAD 83 Maryland Coordinate System.
- I.3. Howard County geodetic control stations have been added to the vicinity map.
- II.1. A copy of the deed has been provided.
- II.7. No stormwater facilities are proposed.
- III.4. Revised Sight Distance Plan is provided.
- III.5. General Note added.
- III.7. General Note 16 has been revised.
- III.9. General Note 11 has been revised.

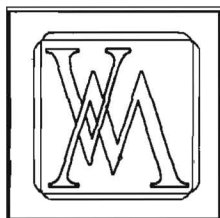
General Comments:

- 1. Stormwater Management Report is included in this submission.
- 2. Point by point response letter submitted.
- 3. Noted.

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

Very truly yours,

Melanie Repp
Project Coordinator



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January 3, 2005

Ms. Brenda Barth
Howard County
Department of Planning & Zoning
3430 Courthouse Drive
Ellicott City, MD 21043

Re: Mockingbird Forest- (Formerly Baker Property)
F-05-59



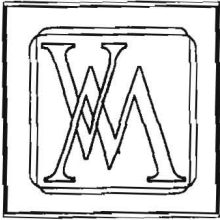
Dear Ms Barth,

Thank you for your department's review of the above referenced property dated November 19, 2004. The following is a point-by-point response to your comments:

1. Note No. 9 has been corrected.
2. Note No. 16 has been corrected.
3. Note No. 18 has been corrected.
4. Note No. 19 has been verified with the Health Department.
5. Forest Conservation Note and Use-in-Common Note added.
6. Plat has been renamed Mockingbird Forest.
7. Grid number has been corrected.
8. Forest Conservation Easement areas have been removed from Lots 3 & 4.
9. Set backs have been revised.
10. Florence Road has been labeled as a Scenic Road. A Scenic Road Exhibit is included in the submission.
11. A north arrow had been shown from pt. #59, an additional North arrow has been added to the plat for clarity.
12. Lots 1 and 2 will be accessing Florence Road. Only Lots 3-4 will utilize the use-in-common drive.

Landscape Supplemental Plan

1. Lots 1 and 2 will be accessing Florence Road. Only Lots 3-4 will utilize the use-in-common drive.
2. A setback of 10' has been provided. Perimeter buffer has been added to the plan.
3. Proposed driveway locations have been shown on the plan.



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Forest Conservation Plan

1. Forest Conservation Easement has been removed from lots 3 & 4.
2. Notes 2 through 8 have been removed.
3. Notes below sign detail have been removed. Sign cost estimate has been removed.
4. Owner's Certification has been revised.
5. Forest Conservation Worksheet has been revised.
6. Forest Easement areas have been relabeled.
7. Fee-in-Lieu Request Form for 0.19 acres of reforestation has been submitted.

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

Very truly yours,

Melanie Repp
Project Coordinator

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	603766.7011	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 MULLINX 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 5/11/05
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

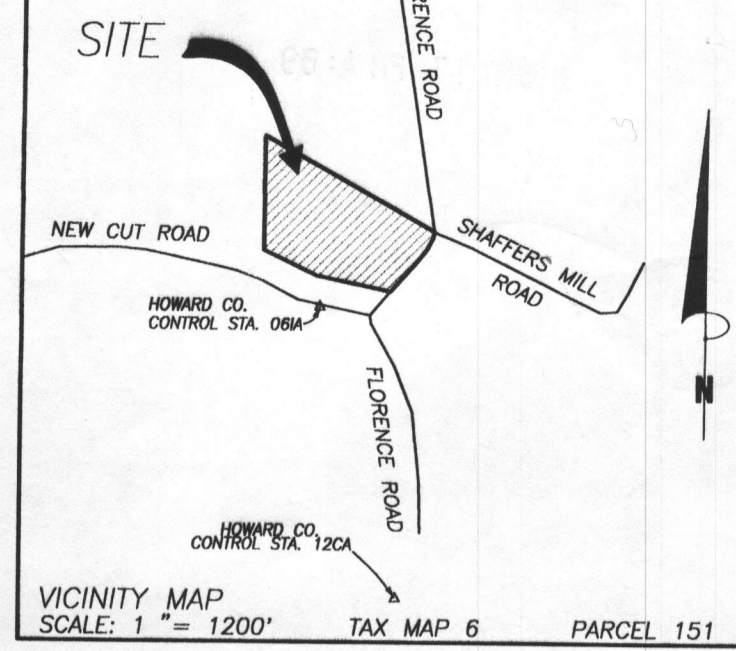
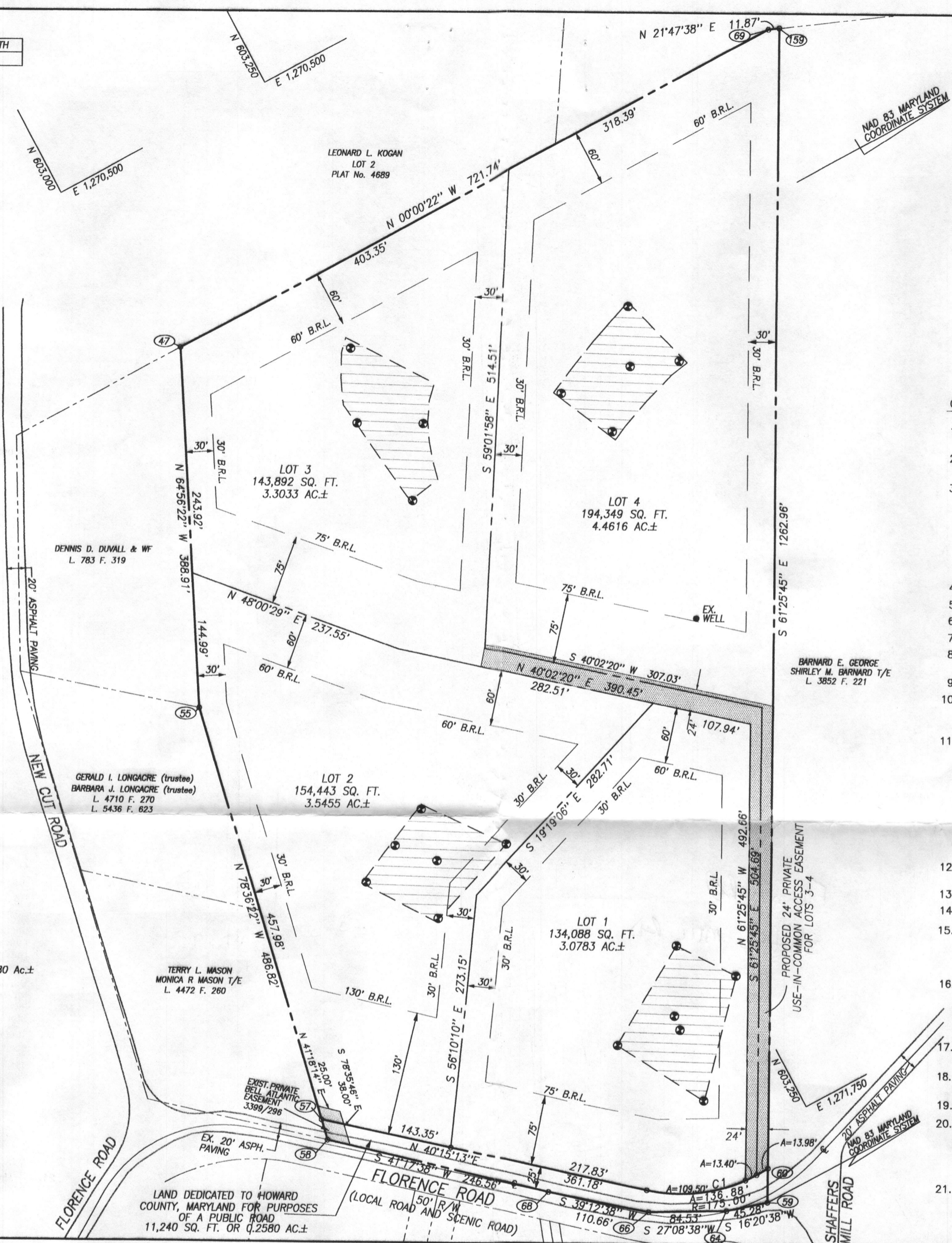
HOWARD COUNTY HEALTH OFFICER DATE

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 adjustments 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 piecemeal lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or piecemeal and the road right-of-way line only and not onto the flag or piecemeal lot driveway.
- Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (14' serving more than one residence).
 - Surface - 6" of compacted crusher run base w/tar and chip coating.
 - Geometry - Max. 15% grade, max. 10% grade change and min. 45' turning radius.
 - Structures (culvert/bridges) - capable of supporting 25 gross tons (H25 loading).
 - Drainage Elements - capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
 - Structure clearances - minimum 12 feet.
 - 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 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 LAND 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 5/11/05
Sourabh G. Munshi, Prof. L.S. #10770 DATE

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

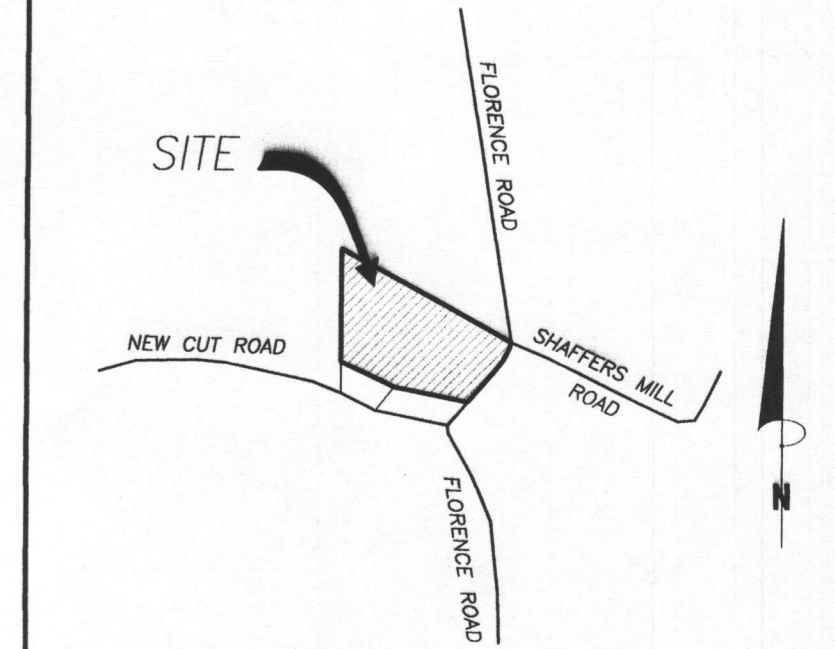
MINOR SUBDIVISION PLAT
LOTS 1 THRU 4
MOCKINGBIRD FOREST

(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



VICINITY MAP
SCALE: 1" = 1200'
TAX MAP: 6, PARCEL: 151



SYMBOL	QTY.	PLANTING UNIT P.U.	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	SPACING
PA	9	10	Platanus x acerifolia 'Columbia' 'Columbia' London Planetree	2-2.5" CAL	B&B	AS SHOWN
QP	8	8	Quercus prinus Chestnut Oak	2-2.5" CAL	B&B	AS SHOWN
LB	10	5	Lindera benzoin Spicebush	6-8" HT. MS	B&B	AS SHOWN
CS	7	3.5	Cornus kousa 'Satomi' 'Satomi' Kousa dogwood	6-8" HT.	B&B	AS SHOWN
CM	9	4.5	Cornus kousa 'Milky Way' 'Milky Way' Kousa dogwood	6-8" HT.	B&B	AS SHOWN

TOTAL P.U. PROVIDED 31

CATEGORY	SCHEDULE A PERIMETER LANDSCAPE EDGE			
	ADJACENT TO ROADWAYS	ADJACENT TO PERIMETER PROPERTIES		
LANDSCAPE TYPE	#1-NONE	#2-A	#3-A	#4-A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	490.17'	945.66'	733.61'	1262.96'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	YES, 70' EX. FOREST	YES, 233.61' EX. FOREST	YES, 540' EX. FOREST
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED		875.66'	722.96'	
SHADE TREES	0	14.5	0	12
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED		8	0	6
SHADE TREES	0	0	0	0
EVERGREEN TREES	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	14	0	12
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0

SUBSTITUTIONS:
PERIMETER #2: 14 SMALL TREES FOR 7 SHADE TREES
PERIMETER #4: 12 SMALL TREES FOR 6 SHADE TREES

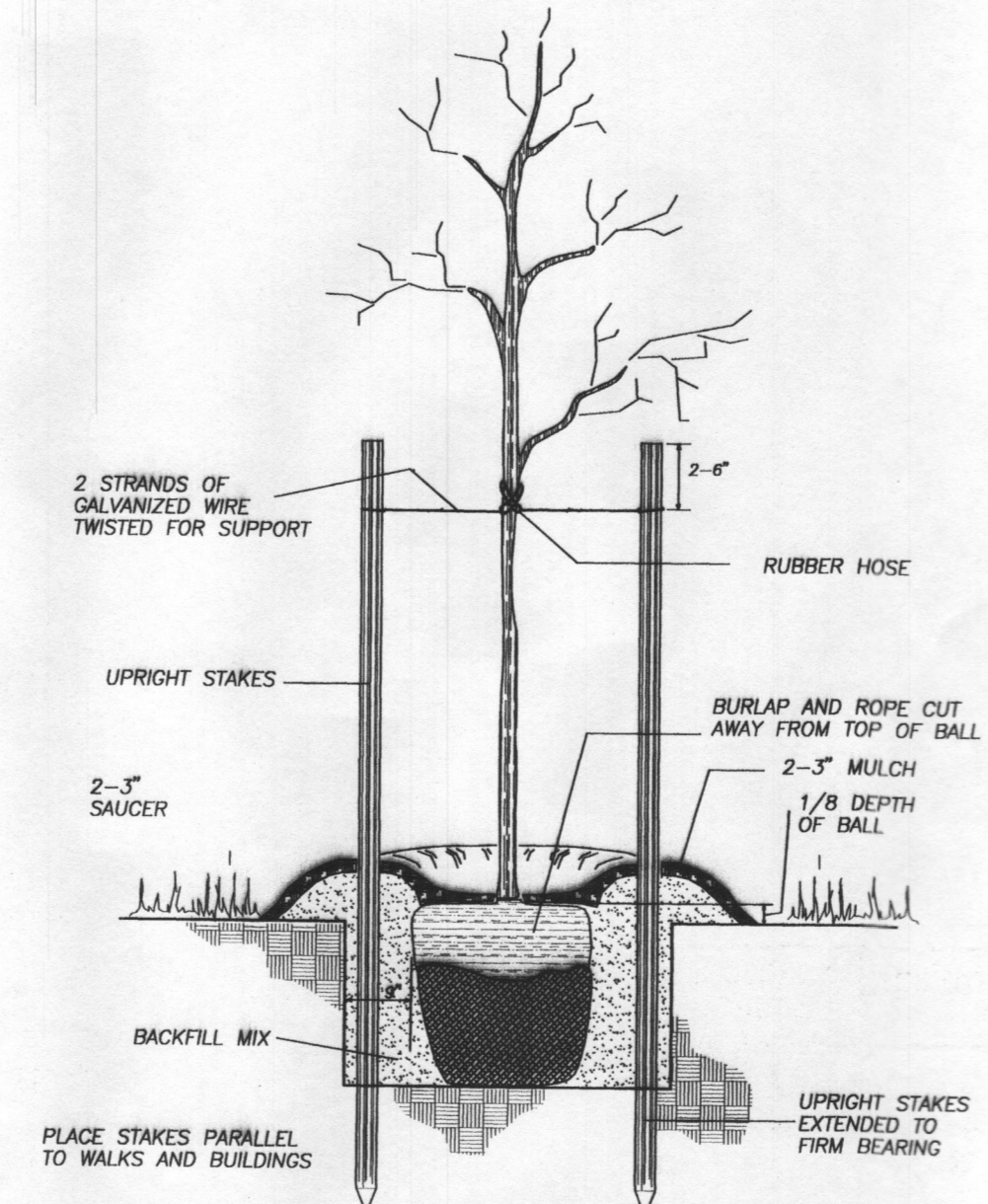
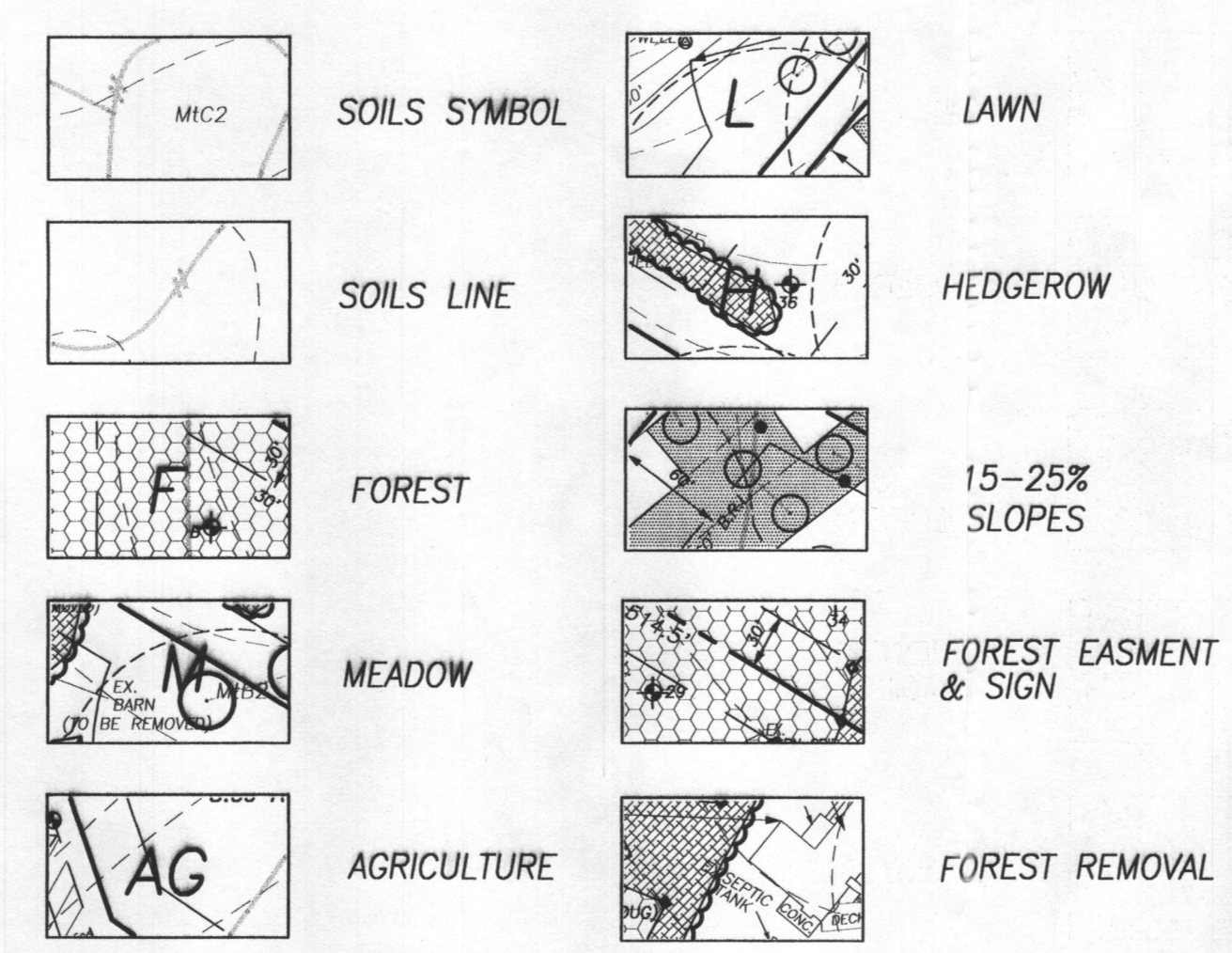
NOTE:
AT THE TIME OF INSTALLMENT, ALL SHRUBS AND OTHER PLANTINGS HEREWITH LISTED AND APPROVED FOR THIS SITE, SHALL BE OF THE PROPER HEIGHT REQUIREMENTS AND SIZE IN ACCORDANCE WITH THE HOWARD COUNTY LANDSCAPE MANUAL. IN ADDITION, NO SUBSTITUTIONS OR RELOCATION OF REQUIRED PLANTINGS MAY BE MADE WITHOUT PRIOR REVIEW AND APPROVAL FROM THE DEPARTMENT OF PLANNING AND ZONING. ANY DEVIATION FROM THIS APPROVED LANDSCAPE PLAN MAY RESULT IN DENIAL OR DELAY IN THE RELEASE OF LANDSCAPE SURETY UNTIL SUCH TIME AS ALL REQUIRED MATERIALS ARE PLANTED AND/OR REVISIONS ARE MADE TO APPLICABLE PLANS AND CERTIFICATES.

Landscape Notes

- THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING HAS BEEN POSTED AS PART OF THE OWNER'S DPW DEVELOPER'S AGREEMENT, IN THE AMOUNT OF ~~\$10,000~~ FOR:

17 SHADE TREES	@ 300 EA. =	\$5,100.00
12 EVERGREEN TREES	@ 150 EA. =	\$1,800.00
26 ORNAMENTAL TREES	@ 150 EA. =	\$3,900.00
60 SHRUBS	@ 30 EA. =	\$1,800.00
		\$12,600.00

SOIL TYPE	SYMBOL	LAND CAPABILITY	RESTRICTED?	Kw	SLOPE %	HYDRIC?	HYDROLOGIC SOIL GROUP
Mt. Airy channery loam	MIB2	Illc-10	NO	<.35	3-8%ME	NO	A
Mt. Airy channery loam	MID2	Vle-3	NO	<.35	15-25%ME	NO	A
Mt. Airy channery loam	MIC2	Ive-10	NO	<.35	8-15%ME	NO	A
Mt. Airy channery loam	MIC3	Vle-3	NO	<.35	8-15%ME	NO	A
Glenelg loam	GIC2	Ille-4	NO	>.35	8-15%ME	NO	B
Glenelg loam	GIB2	Ile-4	NO	>.35	3-8%ME	NO	B



SCHEDULE B RESIDENTIAL DEVELOPMENT INTERNAL LANDSCAPING	
NUMBER OF DWELLING UNITS	4
NUMBER OF TREES REQUIRED (1:DU SEA; 1:3 DU APIS)	4
NUMBER OF TREES PROVIDED (SHADE TREES)	4
OTHER TREES (2:1 SUBSTITUTION)	4

DEVELOPER'S/BUILDER'S CERTIFICATE
I/WE CERTIFY THAT THE LANDSCAPING SHOWN ON THIS PLAN WILL BE DONE ACCORDING TO THE PLAN, SECTION 16.124 OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS AND THE LANDSCAPE MANUAL. I/WE FURTHER CERTIFY THAT UPON COMPLETION, A CERTIFICATION OF LANDSCAPE INSTALLATION, ACCOMPANIED BY AN EXECUTED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

DEVELOPER/BUILDER _____ DATE _____

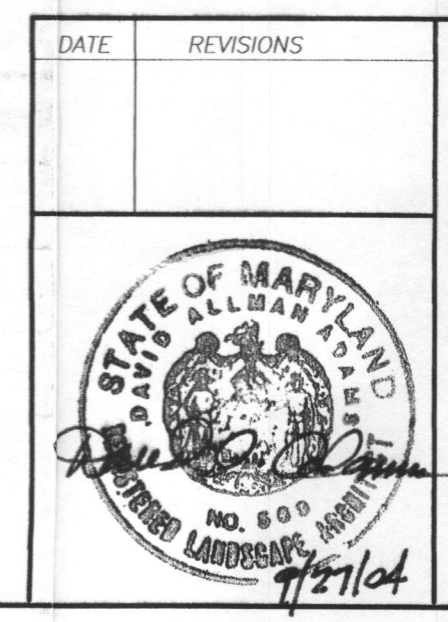
APPROVED:
DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

CHIEF, DIVISION OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

LANDSCAPE PLAN
BAKER PROPERTY
LIBER 3399 FOLIO 296
SITUATED ON FLORENCE ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' OCTOBER, 2002



OWNER:
GERALD R. BAKER, etux
C/O JEFF McALISTER
2610 MULLINX MILL ROAD
MT. AIRY MD. 21771

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