



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) 3/21/07 TEST TIME 9AM AP 5.26191
AGENCY REVIEW: GAC DATE 11/8/07

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

- CHECK AS NEEDED:
- CONSTRUCT NEW SEPTIC SYSTEM(S)
 - REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
 - REPLACE AN EXISTING SEPTIC SYSTEM

- CHECK AS NEEDED:
- NEW STRUCTURE(S)
 - ADDITION TO AN EXISTING STRUCTURE
 - REPLACE AN EXISTING STRUCTURE

- CHECK ONE:
- CREATE NEW LOT(S)
 - BUILD ON AN EXISTING LOT IN A SUBDIVISION
 - BUILD ON AN EXISTING PARCEL OF RECORD

- IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?
- YES
 - NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH _____ PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) Gene Mullinix

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS 1990 Woodbine Road Woodbine MD 21797
STREET CITY/TOWN STATE ZIP

APPLICANT Gene Mullinix

DAYTIME PHONE 410-442-2292 CELL _____ FAX _____

MAILING ADDRESS 1990 Woodbine Road Woodbine MD 21797
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME Mullinix Farm LOT NO. 3

PROPERTY ADDRESS A.E. Mullinix Road
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 7 GRID 16 PARCEL(S) 129 PROPOSED LOT SIZE 1A

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT. _____
SIGNATURE OF APPLICANT

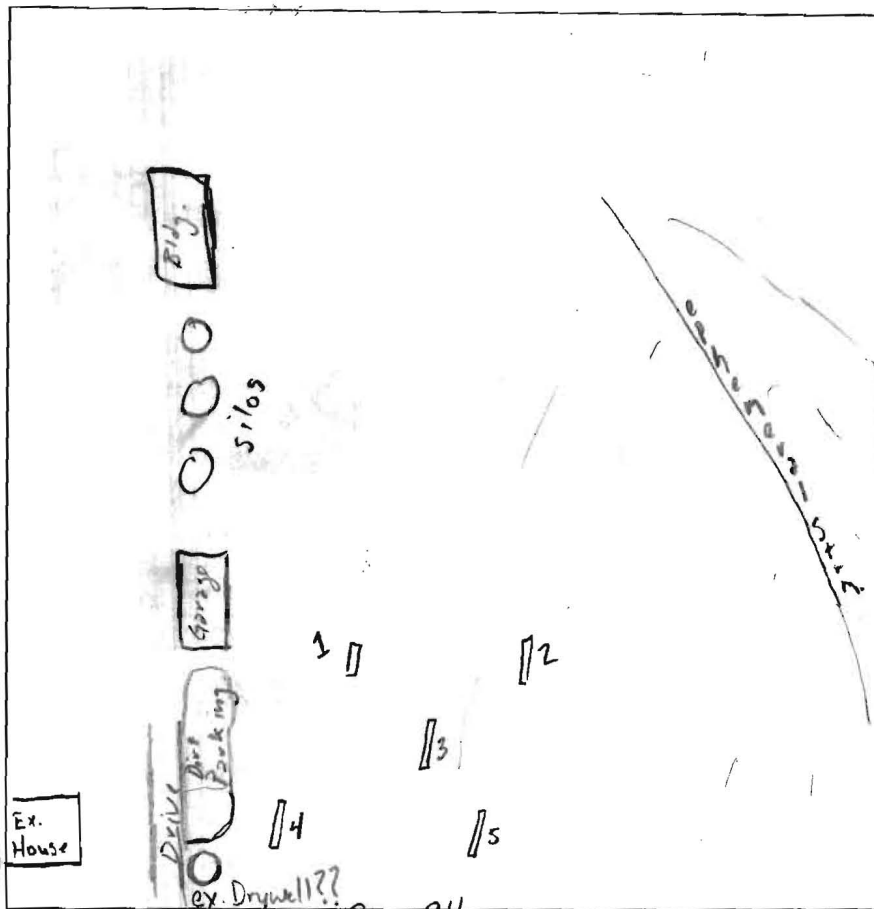
HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AP 526191

①
 Channery
 Lm
 Str Brown
 Yellowish Red
 ~45% channery
 5'
 Yellowish
 Brown
 Salm
 w/45%
 channery
 frags -
 Str Saprolite

④
 Ap Brown Lm
 1
 Reddish-yellow
 & Yellowish Red
 Salm w/grey
 w/35% minor
 channery and
 mottles
 Very weak
 5'
 S.S.P.V.
 Dk Brown
 BK mottles
 40%
 Str. Sapv
 mottling

③
 Ap Yellow Brn
 Lm
 Yellowish Red
 C/m (channery)
 3
 Yellowish
 Red
 F Salm -
 silm
 35% channery
 cms
 12'



⑤
 1. Ap(ch) Lm
 Reddish yellow
 C/m
 2
 Yellowish
 Brown
 F Salm -
 silm 30%
 channery
 5
 ~40%
 channery &
 boulders

②
 1 Yellow Brn
 AP Lm
 Red-yellowish Red
 Salm C/m
 w/15%
 gravelly
 4
 Yellowish
 Brown
 F SL
 w/25%
 Str. Sapv.

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
3/21	①	5'/12	10:22	10:23	10:24	1m+	H Repair
	1	Repair	10:30	10:34	-	3rd inch 3m+	P
	1	shallow test	10:35	10:50	11:17	27m	P
	4	4'6"	10:48	10:51	10:55	4m	P
	3	4'12"	11:25	11:29	11:35	6m	P
	5	4'11"	11:35	11:40	11:48	8m	P
	2	4'14"	11:48	11:51	11:56	5m	P

REMARKS Holes per plan - Farm field for 100+ yrs
 SANITARIAN GAC BACKHOE Donny/Will Hopkins OTHERS _____
 TEST HOLES USED IN SDA 1-5 AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

3/27/2007

To: Mr. Gene Mullinix
1990 Woodbine Rd.
Woodbine, MD 21797

From: Gabe Creighton
Well and Septic Program

Re: Percolation Testing A526191 & A526199
1990 Woodbine Rd.
Existing House and New proposed lot
Map 16 Parcel 129

Mr. Mullinix,

Percolation testing conducted 3/21/2007 on the above referenced property has yielded favorable results with some limiting conditions. Further review of the project is contingent upon submittal by a professionally licensed surveyor or engineer of a Percolation Certification Plan as required by Howard County Code Subtitle 3.8.

Enclosed for your reference is a summary of these regulations, a copy of the test notes, and a chart of applicable setbacks for residential development.

Upon receipt of the Percolation Certification Plan, this office will review the plan to ensure the application of state and local codes and regulations. If the plan is not acceptable, comments to be addressed in a subsequent revision to the plan will be sent to the engineer. The Percolation Certification Plan may be approved once all items have been included and any issues have been resolved. An approved Percolation Certification Plan is required to begin the subdivision review process.

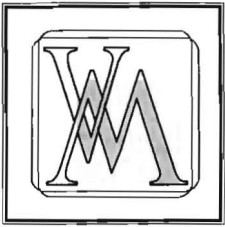
If you have any questions regarding this process, at this time or in the future, please do not hesitate to contact me directly at (410) 313-2775.

Respectfully,

Gabriel A. Creighton, R.S.
Development Coordination Section
Well and Septic Program

Enclosures

cc: VanMar Associates, Inc. via facsimile 301 831 5603
File



**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

April 2, 2008

Gabe Creighton, R.S.
Well and Septic Program
Development Coordination Section
Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, MD 21046

Re: Mullinix Feed Lot
F-08-032
Lot 1

Dear Mr. Creighton,

Thank you for your review of the above referenced project. In response to your comment letter dated March 12, 2007, we offer the following:

1. Documentation for new well included with this submission
2. Property owner has confirmed that old septic system has been abandoned, as of 4/1/08.

Very truly yours,

T. J. Frazier, LS
VanMar Associates, Inc

	Maryland Department of Assessments and Taxation HOWARD COUNTY Real Property Data Search (2007 vw2.3)	Go Back View Map New Search
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Account Identifier: District - 04 **Account Number -** 323602

Owner Information			
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Owner Name:	MULLINIX GENE WAYNE	Use:	AGRICULTURAL
		Principal Residence:	NO
Mailing Address:	16525 MULLINIX RD WOODBINE MD 21797	Deed Reference:	1) / 1034/ 451 2)

Location & Structure Information	
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Premises Address	Legal Description
1990 WOODBINE RD WOODBINE 21797	50.69 A 1990 WOODBINE RD WOODBINE

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:
7	16	129						2	Plat Ref:

Special Tax Areas	Town Ad Valorem NO A/V, RURAL FIRE TAX Tax Class
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1924	1,250 SF	50.69 AC	

Stories	Basement	Type	Exterior
2	YES	STANDARD UNIT	SIDING

Value Information					
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	Base Value	Value	Phase-in Assessments			
		As Of	As Of	As Of		
		01/01/2008	07/01/2007	07/01/2008		PREFERENTIAL LAND VALUE INCLUDED IN LAND VALUE
Land	246,450	291,450				
Improvements:	73,850	109,910				
Total:	320,300	401,360	320,300	347,320		
Preferential Land:	16,450	16,450	16,450	16,450		

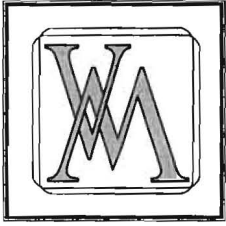
Transfer Information		
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Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information			
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Partial Exempt Assessments	Class	07/01/2007	07/01/2008
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO	Special Tax Recapture:
Exempt Class:	AGRICULTURAL TRANSFER TAX



**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

(301) 695-0600

Fax (301) 831-5603

November 30, 2007

Gabe Creighton, R.S.
Well and Septic Program
Development Coordination Section
Bureau of Environmental Health
7178 Columbia Gateway Drive
Columbia, MD 21046

Re: Mullinix Feed Lot
F-08-032
Lot 1

Revised
NOV 30 2007
DPZ - Land Dev

Dear Mr. Creighton,

Thank you for your review of the above referenced project. In response to your comment letter dated September 7, 2007, we offer the following:

1. An overall property outline (1"=400') has been added.
2. Acknowledged.
3. Property owner to coordinate.
4. Property owner to coordinate. See attached redline sketch for relocation of water line.

Very truly yours,

T. Frazier, LS
VanMar Associates, Inc

LETTER OF TRANSMITTAL

AGENCY
 CLIENT
 FILE
 BILLING
 CORRESPONDANCE
 OTHER

VanMar Associates, Inc.

Engineers ~ Surveyors ~ Planners
 310 South Main Street, P.O.Box 328, Mt. Airy, MD 21771
 301-829-2890 301-831-5015 301-695-0600
 410-549-2751 (FAX) 301-831-5603

TO: Howard County Department of
 Planning & Zoning
 3430 Court House Drive
 Ellicott City, MD 21043

ATTN: Derrick

DATE: November 30, 2007

PROJECT: Mullinix Feed Lot

VMA#: 89-2179

COUNTY #: F-08-032

ENCLOSED:

COPIES	DATE	DESCRIPTION
1		
DLD (Division of Land Development)		
1	October 17, 2007	Howard County Comments
1	11/30/07	Response comments
2	Sealed 11/28/07	Agricultural Preservation Subdivision Plat, Section 1, Plat 1
2	Sealed 11/28/07	Topography/Soils/Grading/SWM Exhibit
2	Sealed 11/28/07	House Location Drawing
2	Sealed 11/30/07	Landscape Plan
2	November 28, 2007	Wetlands letter
2	Sealed 11/29/07	Sight Distance and Profile Plan – Existing Farm Entrance
2	Sealed 11/29/07	Sight Distance and Profile Plan – Proposed Driveway
2		Deeds

DED (Division of Engineering)		
1	October 17, 2007	Howard County Comments
1	11/30/07	Response comments
4	Sealed 11/28/07	Agricultural Preservation Subdivision Plat, Section 1, Plat 1
4	Sealed 11/29/07	Sight Distance and Profile Plan – Proposed Driveway
4	November 30, 2007	Noise Study Letter
SHA (State Highway)		
1	October 17, 2007	Howard County Comments
1	11/30/07	Response comments
5	Sealed 11/29/07	Agricultural Preservation Subdivision Plat, Section 1, Plat 1
5	Revised Sealed 11/29/07	Sight Distance and Profile Plan – Proposed Driveway
	NOV 30 2007	
	DPZ - Land Dev	
Health Dept		
1	October 17, 2007	Howard County Comments
1	11/30/07	Response comments
1	Sealed 11/29/07	Agricultural Preservation Subdivision Plat, Section 1, Plat 1
Ag Pres		
1	October 17, 2007	Howard County Comments
1	11/30/07	Response comments
1	Sealed 11/29/07	Agricultural Preservation Subdivision Plat, Section 1, Plat 1
Soil Conservation		
1	October 17, 2007	Howard County Comments
1	11/30/07	Response comments

1	Scaled 11/29/07	Agricultural Preservation Subdivision Plat, Section 1, Plat 1

REMARKS: Submitted for your review and approval.

COPIES TO (ADDRESS): Client: Gene Mullinix, 16525 A E Mullinix Road, Woodbine, Md. 21797
File, Billing, Correspondence

SUBMITTED BY: Robin Smith

S:\data\MSO2000\WORDDOCS\ENGRS\892179\P&Z 1st revision
submission trm -11.30.07.doc



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

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

October 17, 2007

Mr. Gene Mullinex
C/o Gene Mullinex Road
16525 A.E. Mullinex Road
Woodbine, MD. 21797

RE: F-08-032 (Mullinex Feed Lot)

Dear Mr. Mullinex:

Revised
NOV 30 2007
DPZ - Land Dev

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 (on or before December 1, 2007).

If the revised final plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new 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 revised plans must be submitted to the Department of Planning and Zoning, along with a 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 PLAN SETS	SUPPORT DATA
DLD	2	
DED	4	
SHA	5	
HEALTH	1	
AG PRES	1	

If you or your consultant have any questions concerning the enclosed comments, please contact and/or meet with the responsible review agency prior to the preparation of the revised plans. If it would be beneficial to meet with multiple review agencies to discuss significant design issues, you may contact Carol Stim at 410-313-2350 to reserve a time after the SRC meeting of November 1, 2007. Please understand that this will be a brief meeting designed to discuss major issues only.

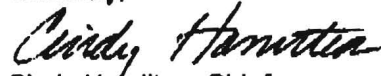
Mike
Dave

RECEIVED
OCT 17 2007

Please contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit the revised plans. Please bring a copy of this letter with you to the appointment.

If you have any questions, please contact Tanya Krista-Maenhardt at (410) 313-2350.

Sincerely,



Cindy Hamilton, Chief
Division of Land Development

CH/tmaenhardt/Finals 2007/Mullinex Feed Lot F-08-032

Enclosures: DLD, DED, HEALTH, AG PRES, SHA, SCD

cc: Research
DED
HEALTH
SHA
SCD
AG PRES-Joy Levy
VanMar Associates

Department of Planning and Zoning-DLD
September 12, 2007

RE: F-08-032—Mullinex Feed Lot

Planner: TKM

- 1. Per Section 104.E.6.a. of the Zoning Regulations, the area of the newly proposed lot may NOT exceed 1 acre (43,560 square feet) unless an Administrative Adjustment or a Variance has been granted. Amend the plat and all Supplemental sheets to show Lot 1 as 1-acre (43,560 square feet) or you must pursue an Administrative Adjustment or a Variance.**
- 2. As this proposal is exempt from forest conservation per Section 16.1202(b)(1)(vi), a forest stand delineation (FSD) and forest conservation plan (FCP) were not required to be submitted and therefore no comments will be issued concerning the FSD and FCP.**
- 3. Remove the FSD and FCP from all Supplemental Sheets.**
- 4. You must contact the Health Department (410-313-1771) as soon as possible to determine their requirements for depicting all of the remaining Parcel 129 on the plat to be recorded.**
- 5. Woodbine Road is an arterial road and therefore access restrictions apply. Proposed Lot 1 must use the existing access for the farm onto Woodbine Road or justification must be provided explaining why a second access is required/necessary (Sections 16.119(f)(2) and 16.119(f)(4). Show and label the existing driveway and address these two sections in writing as necessary.**
- 6. Label all other frontage along Woodbine Road as "vehicular egress and ingress restricted" on BOTH the plat and supplemental plans/sheets (Section 16.119(f).**
- 7. If Lot 1 and the remaining farm will both use the existing access, a Use-In-Common Agreement will need to be provided for recordation along with the plat mylars. Provide an appropriate plat note on Sheet 1 stating this fact.**
- 8. A complete deed history for the subject property tracing its history back to 1960 is required. The deed information submitted for Parcel 129 dates only to 1980. Provide additional deed information for Parcel 129 between 1980 and 1960.**
- 9. Add a Purpose Statement to the plat.**

10. Remove General Note #19 on the plat as this information is covered in General Note #27.
11. Complete General Note #23 on the plat.
12. Provide a note on appropriate setbacks from the well and septic for the proposed house. Contact the Health Department for the required setbacks.
13. The "Reservation of Public Utility and Forest Conservation Easements" note should be added to the plat. See checklist 15k. for the wording of that note.
14. Provide a note on Sheet 1 of the plat indicating the presence or absence of slopes 15-24.9% on proposed Lot 1 and any slopes 25% or greater on proposed Lot 1. Indicate the square footage of contiguous slopes 25% or greater on the plat (if the contiguous area is 20,000 square feet or more) and show all appropriate setbacks from these slopes as applicable.
15. Provide a wetlands report or certification by a qualified professional that there are no wetlands on site that will be disturbed. (checklist #12, #25a and #37h.). If wetlands exist on site and are to be disturbed, provide written justification for "necessary disturbance" (Section 16.116(c)) or submit a request for waiver as necessary.
16. Address the adjacent property owner information for ALL of Parcel 129 (see checklist #6).
17. Depict and label the building restriction lines for remainder Parcel 129 on the plat.
18. Explain why control station 07HMI was not used. Amend the vicinity map and General Note #2 of the plat if necessary.
19. On the "House Location Drawing", dimension all existing structures to proposed property lines of Lot 1 (checklist #37f) also give circa dates for ALL structures to be retained or removed.
20. Confirm there are no buildings or structures within 60' of the property lines for proposed Lot 1.
21. Woodbine Road is a State Road all dedication must be to SHA and not to Howard County. Amend the plat and all Supplemental Sheets.
22. Woodbine Road is a scenic road. Add a scenic road designation to Woodbine Road on the plat and all supplemental sheets.
23. Review and address Section 16.125 (Protection of Scenic Roads) of the Subdivision and Land Development Regulations. Provide a point-by-point

response for each "bullet" under 16.125(b)(1), 16.125(b)(2) and 16.125(b)(3). Explain how this proposal meets the required bullet or why the particular bullet is not applicable to this proposal.

Also include information on the distance of the proposed lot from the scenic road.

24. Add Grids 15 and 22 to the Title Block of the plat and all supplemental sheets as Parcel 129 occurs across all of these Grids.
25. Amend General Note #2 of the Topo/Soils/Grading/SWM exhibit to include all grid numbers.
26. Add F-08-032 under the Title Block of the plat and all supplemental sheets.
27. Amend the Soils Map per the requirements of #37b. of the Final Plan checklist. (Same scale as plat and a table of soil types highlighting any hydric soils, soils with hydric inclusions and soils with slopes of less than 15% having significant erosion potential).
28. Confirm the orientation of the proposed dwelling on Lot 1. Label "front" and "rear" on the Supplemental Plan. The orientation will help confirm the building restriction lines shown for Lot 1.
29. Remove all FSD/FCP information from the Landscape Plan and amend the Title Block accordingly.
30. The Developer's/Builder's certificate on the Landscape Plan will need to be signed.
31. As a consequence of Woodbine Road being a scenic road, please consider relocating/shifting some of the proposed landscaping to the front of the lot, facing Woodbine Road. Amend the Landscape Plan as necessary.
32. If dry wells are required, a developer's agreement will need to be provided and all landscape sureties will be attached to this developer's agreement. If no developer's agreement is required, all landscaping sureties will be attached to the grading permit for Lot 1. Please add required notes to this effect on the landscape Plan and Sheet 1 of the plat.
33. Provide the following note on the Landscape Plan:

"The owner, tenant and/or their agents shall be responsible for maintenance of the required landscaping, including both plant materials and berms, fences and walls. All plant materials shall be maintained in good growing condition, and when necessary, replaced with new materials to ensure continued compliance with applicable

regulations. All other required landscaping shall be permanently maintained in good condition and when necessary, repaired or replaced."

34. Provide the following note on the Landscape Plan:

"At the time of installment, all shrubs and other plantings herewith listed and approved for this site, shall be of the proper height requirements in accordance with the Howard County Landscaping 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."

35. BGE Overhead Electric Utility Lines:

Show and label any existing BGE overhead utility lines along Woodbine Road. For safety and service reliability reasons, BGE has requested that this Division strictly enforce a clear "no wire" zone located at the top of each utility pole for all new development projects. BGE is requiring that any street trees or perimeter landscaping trees proposed on new development plans be shorter varieties. BGE has implemented a "planting Zone Guide" for guidance in selecting trees for location beneath or nearby electric utility lines. A "Green Zone" is required for a 40' wide area located directly beneath the utility line where either no trees or mature trees less than 25 feet in height are allowed and a "Yellow Zone" is required for a 25' wide area on each side of the "Green Zone" where mature trees of 25' to 40' are allowed. Contact BG & E, Bill Rees (Supervisor) at 410-291-3479 or Danny Davis (Senior Forester) at 410-291-3673 concerning these requirements and provide written approval from Mr. Rees or Mr. Davis for this project if this site is adjacent to electric utility lines.

Based on the plat the County will have to acquire a fee simple road widening area.

1. **TITLE REPORT:** A complete title report referencing the project name and project number for each property affected by the project (on-site and off-site). The title report cannot be more than 30 days old at the time of execution of the developer agreement. A title attorney certifying the current fee simple ownership of the property should sign the report. Identify any mortgages, deeds of trust, liens, easements, exceptions, encumbrances, and any other matter of record that affect the subject property. A copy of all documents noted in the title report should be attached.
2. **GENERAL COMMENTS:** The latest copy of the subdivision plat should be provided to the Real Estate Services Division at time of preparation of developer agreement and easement acquisition to allow this office to complete a thorough review of the easements.

It is suggested that the developer contact this office at (410) 313-2330, to obtain further details regarding the title report requirements and legal documents.

General Comments:

1. In the point-by-point response letter, provide specific responses to all comments. Provide an explanation of how the comment was addressed, where the correction can be found on the plans or in the computations, and what impacts are created.
2. Upon receipt of a revised submission additional comments may be forthcoming.

Financial Guarantee:

1. The proposed subdivision is subject to the requirements of Section 16.133(c) of the 1993 Subdivision and Land Development Regulations and Resolution No. 83-1993, and is located in the Patuxent watershed. The developer shall contribute \$75.00 per lot prior to or concurrent with submitting the plat for recordation. His payment will be credited to Account Number 814-003-7150.

$$\begin{array}{rcl} \frac{1}{\# \text{ of Lots}} & \times & \frac{\$75.00}{\text{Fee}} = \frac{\$75.00}{\text{Total Fee Due}} \end{array}$$

CFD/as

NO. 2207 1. 27 12




Howard County


Agricultural Land Preservation Program

MEMORANDUM

Subject: Mullinix Property, F-08-032

To: Cynthia S. Hamilton, Chief, Division of Land Development

Through: Elmina J. Hilsenrath, Chief, DECP 

From: Joy Levy, Administrator 

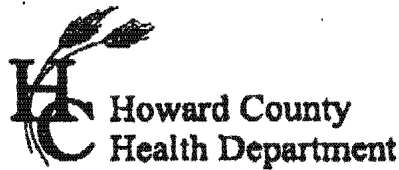
Date: September 5, 2007

The referenced plan has been reviewed for compliance with the requirements of the Howard County Agricultural Land Preservation Program (ALPP). The following comments are forwarded for your review:

1. Gene Mullinix, the owner of the subject property, was granted approval by the Agricultural Land Preservation Board (ALPB) on February 26, 2007 to release one (1) one-acre unrestricted lot in the location shown on the plat, provided the lot meets all subdivision regulations, among other conditions.
2. Please label the residue of the Mullinix property as an easement held by the Howard County Agricultural Land Preservation Program, #HO-91-10-E.
3. Please label adjacent property owned by Charles H. Browning and Patricia Lee Browning as "Howard County Agricultural Preservation Easement HO-90-20-E".
4. Once the ALPP is copied on the approval letter issued by the Division of Land Development, the ALPP administrator will request the Office of Law to prepare an Amended Deed of Easement for the release of the lot. The signed deed must be accompanied by a written metes and bounds description of the lot. That legal description, prepared by the surveyor/ consultant, must be attached to the deed as Exhibit A. With the deed we will also require a check made payable to "Howard County Director of Finance" for \$6,000, reimbursing the County for the one acre being released.
5. When we have received the required documents we will circulate the deed for signature by the respective county officials and deposit the check at the Cashier's Office. The Amended Deed of Easement can then be recorded in the land records of Howard County simultaneously with the record plat. Please ensure that the recorded deed is returned to the Agricultural Land Preservation Program.

Please call Joy Levy at 410-313-4382 if you need additional information.


cc: Ag Read File
Mullinix File HO-91-10-E
SRC Read File



Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter Bellenson, M.D., M.P.H., Health Officer

Memorandum

Date: September 7, 2007
TO: Cindy Hamilton, Chief
Division of Land Development
FROM: Gabe Creighton, R.S. 
Well and Septic Program
RE: File Number: F-08-032
Title: *Mullintx Feed Lot*

The Howard County Health Department has reviewed the above referenced submittal by VanMar Associates, Inc. The comments listed below need to be addressed.

- 1) Full boundaries of the property to be subdivided are required to be shown on the plat for Health Department approval. A larger scale drawing of the full property boundary may serve this purpose.
- 2) A well needs to be drilled on Lot 1 prior to plat signature.
- 3) The existing septic system on the residue parcel needs to be upgraded prior to plat signature.
- 4) The well line serving the existing house on the residue parcel with drinking water should be located and/or relocated to a distance no less than ten feet away minimum from the sewage disposal area proposed to serve the structure. If it can be illustrated that the well line is not running through or within ten feet of the proposed septic reserve, this comment may be nullified upon the engineer or developer's notifying me of the circumstance.

Questions or correspondence regarding these comments can be directed to me at the above address or by telephone at (410) 313-2775.

GAC
cc: file

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 8-22-07

DPZ File No. F-08-032

Department of Planning and Zoning

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

- 4 Environmental and Community Planning (Ag Pres/Route 1)
- 4 Development Engineering Division
- 2 Other
- 1 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
- 1 WSSC
- 1 MD Aviation Administration

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

RE: Mullinix Feed Lot 5, 1 Lot 1 - Ag Lot

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

Plans

- | | <u># of Sheets</u> |
|--|--------------------|
| <u>1</u> Sketch Plan | <u>1</u> |
| <u>1</u> Prel Equiv Sketch Plan | <u>1</u> |
| <u>1</u> Preliminary Plan | <u>1</u> |
| <u>36</u> Final Plat/Plat of Easement/RE Plat | <u>1</u> |
| <u>1</u> Final Constr Plans (RDS) | <u>1</u> |
| <u>1</u> Final Development Plan | <u>1</u> |
| <u>1</u> Site Development Plan | <u>1</u> |
| <u>1</u> Landscape Plan/Supplemental Plan | <u>1</u> |
| <u>1</u> Grading Plan | <u>1</u> |
| <u>1</u> House Type Revisor/Walk-Thru Red-Line | <u>1</u> |
| <u>1</u> Water and Sewer Plan | <u>1</u> |

Supplemental Documents

- 1 Wetlands Report
- 6 Soils/Topo Map/Drain Area Map
- 1 FSD/FCP/Worksheet and Application
- 1 Declaration of Intent (Forest Cons)
- 1 Drainage and/or Computation/Pond Safety Comps
- 1 Preliminary Road Profiles
- 1 APFO Roads Test/Mitigation Plan/Traffic Study
- 1 Noise Study
- 4 Sight Distance Analysis/Speed Flow Study
- 1 Floodplain Study
- 1 Stormwater Management Comps/Geo-Tech Report
- 1 Industrial Waste Survey (DPW)
- 1 ~~Red-Poster Form Letter~~
- 1 Response Letter
- 1 Perc Plat
- 1 Scenic Road Exhibits
- 1 Deeds
- 1 Photographs
- 1 Retaining Wall Comps/Details
- 1 ~~Poster/Community or HBC Meeting Information~~
- 1 Route 1 Detans/Summary

Applications

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

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 8-22-07

COMMENTS: Right of way definition along MD94 must be to SHA, not Howard County. Business must submit a sight distance analysis for the proposed driveway location. Dedicate 40' 1/2 right of way along SRC/Comments Due By: 9-17-07

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

antine property frorage. SHA recommends revised submission. DPZ STAFF INITIALS MD

Daniel P. Deherty



Department of Planning & Zoning
George Howard Building
3430 Court House Drive
Ellicott City, Maryland 21043

Date: September 18, 2007
Re: Mullinix Feed Lot,
Lot 1
F-08-32

The above referenced plan has been reviewed by the Howard Soil Conservation District for compliance with sediment control, pond safety, temporary stormwater management, and environmental protection requirements. Results of the review are as follows:

Howard SCD approval is not required. However, the following recommendations are being made to the Department of Planning & Zoning.

The plan is approved, subject to signatures being placed on the original(s). Any alterations to the plan shall void approval.

- () Address all comments which, due to their minor nature, may be addressed directly on the original(s) at the time of formal signature approval. There is no need to resubmit the plan.
- () Address all comments as noted below and resubmit the plan for further review.
- () With written permission from the Department of Planning & Zoning (DPZ), the applicant may provide a direct submission to our office for review and approval. DPZ understands the risk of delays to deadlines during Howard SCD review.

REVIEW COMMENTS:

1. Show buffer for streams

COMUS - 60 to 20 feet depth to bedrock; 4+ feet to water table; severe limitations for sewage disposal fields and homes with basements because of flood hazard; erosion hazard.

GLENELG LOAM - 4 to 10 feet to bedrock; 10+ feet to water table; slight to severe limitations for sewage disposal fields and homes with basements depending on slopes; erosion hazard.

MANOR LOAM - 6 to 10 feet depth to bedrock; 20+ feet depth to water table; slight to severe limitations for sewage disposal fields and homes w/basement depending on slope; erosion hazard.

Warning: All soils have limitations, ranging from slight to severe, for building homes, constructing roads and ponds, and various other uses. Please consult the *Soil Survey of Howard County* for determining soil types and their suitability for development, engineering and building.

Technical Review by: Bob Robertson
Bob Robertson, Engineering Specialist

Approved by: Robert R. Ensor
Robert R. Ensor, District Manager

As part of the grading permit application, you will be required to post **\$3,300.00** surety for new 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**.

In no event may be fee be less than \$100. 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**

PLEASE BE ADVISED THAT ALL FEES PAYABLE TO THE CLERK OF THE COURT MUST BE INCLUDED ON A SINGLE CHECK. MULTIPLE CHECKS AND/OR CASH CANNOT BE ACCEPTED.

- 3.a. Submission of two accurate [1" = 600'] scale reductions of the subdivision plat indicating lots/parcels with lot numbers/parcel letters and rights-of-way with approved street names.
- b. Submission of parcel and right-of-way boundaries in a digital format meeting the following County standards:

Digital Plat Submissions

- AutoCAD is the required format for submissions.
- Use **NAD 83 feet** as coordinate system.
- Please provide at least two North-East coordinate reference points.
- Do not rotate drawing. North should be straight up.
- All nodes should snap together. No overshoots or undershoots. No circles at property corners.
- All lines must be entered using coordinate geometry, not digitized.
- Please do not send elements other than those outlined below. (No north arrow, notes, vicinity map, etc.)
- Set up layers as described in the following table:

AutoCAD Format					
No.	Layer's Name	Description	Color	Line Type	Text Style
1	Lot Line	Lot Lines	Red	Solid	No text
2	Parcelrow	Parcel Outline and Right Of Way	Yellow	Solid	No text

Note: Font = Simplex, Height = 16.0, Width Factor = 1

This information is to be transferred on a virus-free 3.5" diskette or CD. Diskette or CD should be labeled with name of subdivision, tax map, block and parcel, file number when assigned, and name and telephone number of engineering firm.

If you have any questions or would like a sample digital file, please contact Carrie Groesch of the Department of Planning and Zoning at (410) 313-4420 or email cgrosch@howardcountymd.gov

4. Submission of a Forest Conservation Data Summary.
5. Submission of the final plat original for signature and recordation **within 180 days (on or before September 21, 2008)** per Section 16.144(p) of the Howard County Subdivision Regulations, or approval will be considered withdrawn and void.

Compliance with all conditions and/or corrections is required before the original road plan or plat will be accepted for signature approval. Please contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit originals for signature. **Please bring a copy of this letter with you as it will serve as the checklist for final plat original submission.**

When recorded, the signed original plat will be retained on file in the Office of Central Services.

If you have any questions, please contact Tanya Krista-Maenhardt at (410) 313-2350.

Sincerely,



Cindy Hamilton, Chief
Division of Land Development

CH/maenhardt/Finals 2007/Mullinex Feed Lot TC 3-25-08

Enclosures: DLD, DED, HEALTH

cc: Research
DED
HEALTH
Joy Levy-DECP
Real Estate Services, DPW
Landscaping Coordinator
VanMar Associates

Department of Planning and Zoning-DLD
March 11, 2008

RE: F-08-032—Mullinix Feed Lot
Planner: TKM

1. REPEAT COMMENT: On the plat, dimension only the driveway entrances for both the existing and proposed driveways (where they connect to Route 94). However, do NOT show or label the driveways themselves on the plat.

The most recent submission of February 22, 2008, removed all information-driveways and dimensions. DLD still needs the dimensions of the driveway entrances on the plat, just don't show the driveways themselves.

2. Add landscape surety information to Note #15 of the plat. Amend the last sentence of this note to state "a financial surety of \$3,300.00 for the required landscaping will be addressed with the grading permit for Lot 1".
3. REPEAT REMINDER: The Developer's/Builder's certificate on the Landscape Plan will need to be signed.
4. Add back the landscape surety information to Note #30 of the Landscape Plan. State that " a financial surety of \$3,300.00 for the required landscaping will be addressed with the grading permit for Lot 1". For retention in our file, please submit 2 updated copies of this Plan.
5. The new driveway shown on the Sight Distance Plan still scales to 10 feet (not the minimum required 12 feet). Amend as necessary.
6. Provide an applicable plat note outlining the approved Design Manual waiver. Include the appropriate section of the Design Manual, the date of approval and outline what the request was for.
7. Be sure all Health Department issues are addressed prior to submitting mylars. Be cognizant of all milestone dates.
8. Be sure all comments dated December 18, 2007 from Joy Levy (Administrator of the Agricultural Land Preservation Program) have been addressed. The Amended Deed of Easement for the release of the Ag. Pres. Lot must be recorded simultaneously with this plat. Contact Ms. Levy at 410-313-4382 for more information.
9. Per discussion with the Planning Director and the Administrator of the Agricultural Land Preservation Program, it is not necessary to dedicate right-of-way along the frontage of the property "remainder". Alter all notes and tabulations to reflect dedication only along the frontage of the proposed lot.

**DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION**

March 7, 2008

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Charles F. Dammers, Chief
Development Engineering Division



Project Engineer: Amit Sharma

RE: DP&Z File #: F-08-032 (PLAT)

Mullinix Feed

Based on a revised submission addressing our previous comments dated December 14, 2007, we revise our comments as follows:

Approved subject to the following comments being addressed on the originals:

Required Items:

- 1. Final Plat

Checklist Items:

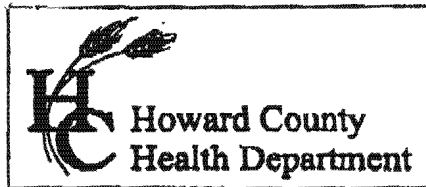
VII.A.1. - Please show the 65 dBa Noise Line on the Plat.

Financial Guarantee:

- 1. The proposed subdivision is subject to the requirements of Section 16.133(c) of the 1993 Subdivision and Land Development Regulations and Resolution No. 83-1993, and is located in the Patuxent watershed. The developer shall contribute \$75.00 per lot prior to or concurrent with submitting the plat for recordation. His payment will be credited to Account Number 814-003-7150.

$$\frac{1}{\# \text{ of Lots}} \times \frac{\$75.00}{\text{Fee}} = \frac{\$75.00}{\text{Total Fee Due}}$$

CFD/as



Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter Beilenson, M.D., M.P.H., Health Officer

Memorandum

Date: March 12, 2008

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Gabe Creighton, Environmental Sanitarian *(GAC)*
Well and Septic Program

RE: File Number: F-08-032
Title: *Section 1, Lot 1, Mullinix Feed Lot*

The Howard County Health Department has reviewed the above referenced submittal by VanMar Associates, Inc. The comments listed below need to be addressed prior to plat signature.

- 1) A well permit for a new well to be drilled on lot 1 was issued on 2/20/2008. No documentation of this well being completed has been submitted as of this time. The plat will not be approved until such items have been received and approved .
- 2) The existing septic system on the residue parcel needs to be abandoned; an upgrade system has already been installed and the well line has been relocated per previous comments.

Questions or correspondence regarding these comments can be directed to this department at the above address or by telephone at (410) 313-1771.

GAC
cc: file
DPZ fax: x 3467



Howard County
Health Department

7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

To: TJ Frazier, LS
VanMar Associates, Inc.

From: Heidi Scott
Well and Septic Program
Development Coordination Section

Re: File Number: F-08-032
Title: Mullinix Feed Lot
Lot 1

Date: April 14th, 2008

The following comments apply to the above referenced plan. The following item(s) must be addressed prior to final plan approval.

- Please provide the Health. Dept. with a copy of a receipt confirming septic abandonment.

Cc:
File



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

Marsha S. McLaughlin, Director

www.howardcountymd.us
FAX 410-313-3467
TDD 410-313-2323

January 8, 2008

Mr. Gene Mullinix
C/o Gene Mullinix Road
16525 A.E. Mullinix Road
Woodbine, MD. 21797

Revised
FFR 2 2 2008
DPZ - Land Dev

RE: F-08-032 (Mullinix Feed Lot)

Dear Mr. Mullinix:

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 (**on or before February 22, 2008**).

If the revised final plan submission is not received by that date, your plan submission will become null and void in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new 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 revised plans must be submitted to the Department of Planning and Zoning, along with a 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 PLAN SETS	SUPPORT DATA
DLD	2	
DED	4	
HEALTH	1	

If you or your consultant have any questions concerning the enclosed comments, please contact and/or meet with the responsible review agency prior to the preparation of the revised plans. If it would be beneficial to meet with multiple review agencies to discuss significant design issues, you may contact Carol Stirn at 410-313-2350 to reserve a time after the SRC meeting of January 24, 2008. Please understand that this will be a brief meeting designed to discuss major issues only.

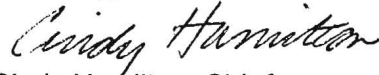
Mike
TJ
Muel

RECEIVED
JAN 10 2008

Please contact Ms. Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit the revised plans. Please bring a copy of this letter with you to the appointment.

If you have any questions, please contact Tanya Krista-Maenhardt at (410) 313-2350.

Sincerely,



Cindy Hamilton, Chief
Division of Land Development

CH/tmaenhardt/Finals 2007/Mullinix Feed Lot F-08-032 1-8-08

Enclosures: DLD, DED, HEALTH, AG PRES, SHA

cc: Research
DED
HEALTH
SHA
AG PRES-Joy Levy
VanMar Associates

Department of Planning and Zoning-DLD
December 18, 2007

RE: F-08-032—Mullinix Feed Lot
Planner: TKM

1. Correct General Note #10a. on the plat to reference a required width of 16' (not 14') for driveways serving more than 1 residence.
2. On the **plat**, dimension only the driveway entrances for both the existing and proposed driveways (where they connect to Route 94). However, do **NOT** show or label the driveways themselves on the plat.
3. **Remember the driveway entrance for the new driveway must be at least 12 feet in width (20' is recommended). Amend the plat and supplemental sheets as necessary.**
4. **There will be no Developer's Agreement associated with this project. Therefore, amend General Note #15 of the plat and note #30 of the Landscape Plan to state the landscape surety will addressed with the grading permit for Lot 1 (not a Developer's Agreement).**
5. Add Tax Map 7, Grids 15, 16 and 22 and Parcel 129 to the Title Block of the Landscape Plan.
6. REPEAT COMMENT: Add F-08-032 under the Title Block of all supplemental sheets.
7. Label the 30' rear setback on proposed Lot 1 on the Supplemental Plan.
8. REPEAT REMINDER: The Developer's/Builder's certificate on the Landscape Plan will need to be signed.
9. Remove the Forest Stand Analysis Table from the Landscape Plan.
10. BGE Overhead Electric Utility Lines:

Show and label any existing BGE overhead utility lines along Woodbine Road. For safety and service reliability reasons, BGE has requested that this Division strictly enforce a clear "no wire" zone located at the top of each utility pole for all new development projects. BGE is requiring that any street trees or perimeter landscaping trees proposed on new development plans be shorter varieties. BGE has implemented a "planting Zone Guide" for guidance in selecting trees for location beneath or nearby electric utility lines. A "Green Zone" is required for a 40' wide area located directly beneath the utility line where either no trees or mature trees less than 25 feet in height are allowed and a "Yellow Zone" is required for a 25' wide area on each side of the "Green Zone" where mature trees of 25' to 40' are allowed. **Contact BG & E, Bill Rees**

(Supervisor) at 410-291-3479 or Danny Davis (Senior Forester) at 410-291-3673 concerning these requirements and provide written approval from Mr. Rees or Mr. Davis for this project if this site is adjacent to electric utility lines.

Staff could not locate correspondence from BGE with the latest submittal.

TMaenhardt/Mullinix Feed Lot F-08-032 12-18-07

DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION

December 14, 2007

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Charles F. Dammers, Chief
Development Engineering Division

Project Engineer:  Amit Sharma

RE: DP&Z File #: F-08-032 (PLAT)

Mullinix Feed

Based on a revised submission addressing our previous comments dated September 13, 2007, we revise our comments as follows:

A revised submission is required to satisfy the following comments:

Required Items:

1. Revised Final Plat
2. Noise Study
3. Revised Sight Distance Analysis
4. Point-by-point Response Letter

Checklist Items:

- V.A.1. - The sign of the grades are reversed. -4% should be +4% and +3.14% should be -3.14% subsequently the required factor for multiplication should be 1.4 and 0.60 versus 0.60 and 1.4 taken. Please revise the Intersection Sight Distance Analysis accordingly. You may wish to relocate the driveway in order to meet sight distance requirements.
- VII.A.1. - The Noise Study was not found in this submittal, please include in your next submittal and show the 65dBa noise on the Plat.
- Woodbine Road (Route 94) is a Minor Arterial road. A Noise Study is required for subdivision with 250' of a Minor Arterial road. Please include a Noise Study in your next submission and address checklist items VII.A.1. to VII.B.5.

General Comments:

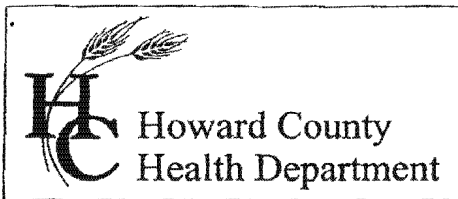
1. Remove the driveway from the Plat.
2. In the point-by-point response letter, provide specific responses to all comments. Provide an explanation of how the comment was addressed, where the correction can be found on the plans or in the computations, and what impacts are created.
3. Upon receipt of a revised submission additional comments may be forthcoming.

Financial Guarantee:

1. The proposed subdivision is subject to the requirements of Section 16.133(c) of the 1993 Subdivision and Land Development Regulations and Resolution No. 83-1993, and is located in the Patuxent watershed. The developer shall contribute \$75.00 per lot prior to or concurrent with submitting the plat for recordation. His payment will be credited to Account Number 814-003-7150.

$$\frac{1}{\# \text{ of Lots}} \times \frac{\$75.00}{\text{Fee}} = \frac{\$75.00}{\text{Total Fee Due}}$$

CFD/as




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website: www.hchealth.org

Peter Beilenson, M.D., M.P.H., Health Officer

Memorandum

Date: December 13, 2007

TO: Cindy Hamilton, Chief
Division of Land Development

FROM: Gabe Creighton, Environmental Sanitarian 
Well and Septic Program

RE: File Number: F-08-032
Title: *Section 1, Lot 1, Mullinix Feed Lot*

The Howard County Health Department has reviewed the above referenced submittal by VanMar Associates, Inc. The comments listed below need to be addressed prior to plat signature.

- 1) Add a note to the plat, stating the following: 'New homes constructed on the lots created by this subdivision and served by well water supplies will require water testing for volatile organic compounds and pesticides as part of the requirements to obtain a certificate of potability'.
- 2) A well needs to be drilled on Lot 1. **This comment has been acknowledged by the engineer.**
- 3) The existing septic system on the residue parcel needs to be upgraded prior to plat signature. **This comment has been acknowledged by the engineer.**
- 4) The well line serving the existing house on the residue parcel with drinking water should be located and/or relocated to a distance no less than ten feet away minimum from the sewage disposal area proposed to serve the structure. **The engineer has previously acknowledged this comment.** Additional comments on this topic are listed below.
 - a. The submitted redline sketch appears to show an appropriate solution.
 - b. The septic area adjacent must be staked at the corners prior to the start of this work.
 - c. The plumber performing this work must have the work inspected by this department.
 - d. This work must be completed prior to plat signature.

Questions or correspondence regarding these comments can be directed to me at the above address or by telephone at (410) 313-2775.

GAC
cc: file

Howard County

Agricultural Land Preservation Program

MEMORANDUM

Subject: Mullinix Property, F-08-032

To: Cynthia S. Hamilton, Chief, Division of Land Development

Through: Elmina J. Hilsenrath, Chief, DECP *EJH*

From: Joy Levy, Administrator *JL*

Date: December 18, 2007

The referenced plan has been reviewed for compliance with the requirements of the Howard County Agricultural Land Preservation Program (ALPP). The following comments are forwarded for your review:

1. Once the ALPP is copied on the approval letter issued by the Division of Land Development, the ALPP administrator will request the Office of Law to prepare an Amended Deed of Easement for the release of the lot. The signed deed must be accompanied by a written metes and bounds description of the lot. That legal description, prepared by the surveyor/ consultant, must be attached to the deed as Exhibit A. With the deed we will also require a check made payable to "Howard County Director of Finance" for \$6,000, reimbursing the County for the one acre being released.
2. When we have received the required documents we will circulate the deed for signature by the respective county officials and deposit the check at the Cashier's Office. The Amended Deed of Easement can then be recorded in the land records of Howard County simultaneously with the record plat. Please ensure that the recorded deed is returned to the Agricultural Land Preservation Program.
3. All other previous comments have been addressed.

Please call Joy Levy at 410-313-4382 if you need additional information.

cc: Ag Read File
Mullinix File HO-91-10-E
SRC Read File