

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 11/30/07

DPZ File No. F-08-032

Department of Planning and Zoning

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

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

AG. PRES. LOT

Agencies

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

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

*Revised
NOV 30 2007
DPZ - Land Dev.*

RE: MULLINEX FEED LOT

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

Plans	# of Sheets	Supplemental Documents
<input type="checkbox"/> Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Wetlands Report
<input type="checkbox"/> Prel Equiv Sketch Plan	<input type="checkbox"/>	<input type="checkbox"/> Soils/Topo Map/Drain Area Map
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/>	<input type="checkbox"/> FSD/FCP/Worksheet and Application
<u>13</u> Final Plat/Plat of Easement/RE Plat	<u>1</u>	<input type="checkbox"/> Declaration of Intent (Forest Cons)
<input type="checkbox"/> Final Constr Plans (RDS)	<input type="checkbox"/>	<input type="checkbox"/> Drainage and/or Computation/Pond Safety Comps
<input type="checkbox"/> Final Development Plan	<input type="checkbox"/>	<input type="checkbox"/> Preliminary Road Profiles
<input type="checkbox"/> Site Development Plan	<input type="checkbox"/>	<input type="checkbox"/> APFO Roads Test/Mitigation Plan/Traffic Study
<input type="checkbox"/> Landscape Plan/Supplemental Plan	<input type="checkbox"/>	<input type="checkbox"/> Noise Study
<input type="checkbox"/> Grading Plan	<input type="checkbox"/>	<input type="checkbox"/> Sight Distance Analysis/Speed Flow Study
<input type="checkbox"/> House Type Revision/Walk-Thru Red-Line	<input type="checkbox"/>	<input type="checkbox"/> Floodplain Study
<input type="checkbox"/> Water and Sewer Plan	<input type="checkbox"/>	<input type="checkbox"/> Stormwater Management Comps/Geo-Tech Report
<u>11</u> Applications		<input type="checkbox"/> Industrial Waste Survey (DPW)
<input type="checkbox"/> Waiver Petition Applic/Exhibit	<input type="checkbox"/>	<input type="checkbox"/> Road Poster Form Letter
<input type="checkbox"/> Planning Board Application	<input type="checkbox"/>	<input type="checkbox"/> Response Letter
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<input type="checkbox"/> DED Application/Checklist	<input type="checkbox"/>	<input type="checkbox"/> Scenic Road Exhibits
<input type="checkbox"/> DED Fee Receipt/Deeds/Cost Estimate	<input type="checkbox"/>	<input type="checkbox"/> Deeds
		<input type="checkbox"/> Photographs
		<input type="checkbox"/> Retaining Wall Comps/Details
		<input type="checkbox"/> Poster/Community or HDC Meeting Information
		<input type="checkbox"/> Route 1 Details/Summary

WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 11/30/07

COMMENTS: Applicant must contact MR. Paul Baschke SRC/Comments Due By: 12/18/07
SHA 301-624-8121 to obtain a required residential driveway permit
to connect to MD94.

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

[Handwritten Signature]

DPZ STAFF INITIALS DJ

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 11/30/07

DPZ File No. F-08-032

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AG. PRES. LOT

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Applications

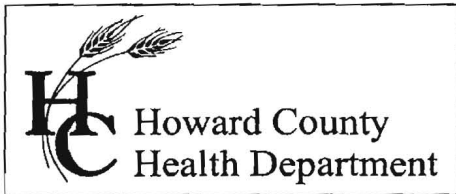
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WAS: Received Tentatively Approved Recorded
 Received and Revised Approved On 11/30/07

COMMENTS: see 12/13/2007 comments SRC/Comments Due By: 12/13/07
GAC

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

DPZ STAFF INITIALS 9




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: 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 DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: 3/12/08

DPZ File No. 7-2-08

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

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Revised
FEB 22 2008
DPZ - Long Day

RE: Alameda...

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Plans

- | | # of Sheets |
|---|-------------|
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| <input type="checkbox"/> Water and Sewer Plan | _____ |

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AS: Received Tentatively Approved Recorded
 Received and Revised Approved On

COMMENTS: See Memo dated 3/12/08 GAC SRC/Comments Due By: 3/12/08

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

DPZ STAFF INITIALS _____

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

- Transportation Planning
- Historic Preservation
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RE: Mullinix Feed Lot 5.1 Lot 1 - Ag Lot

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WAS: Received Tentatively Approved

Received and Revised Approved

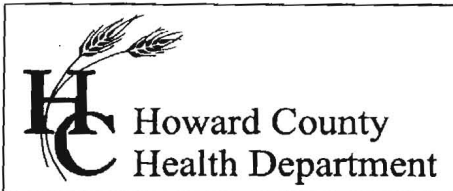
Recorded On 8-22-07

COMMENTS: see 9/7/07 comment letter

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.

DPZ STAFF INITIALS MA




Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
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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: 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: *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.

- 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

CHARLES T. STANLEY & SON

FACSIMILE TRANSMITTAL SHEET

TO:

Heidi

FROM:

Lisa Stanley

FAX NUMBER:

410-313-2648

DATE:

4/17/08

COMPANY:

Howard County Health Department

TOTAL NO. OF PAGES INCLUDING COVER:

1

RE:

Mullinix Septic

URGENT

 FOR REVIEW PLEASE COMMENT

PLEASE REPLY

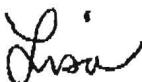
PLEASE RECYCLE

NOTES/COMMENTS:

Dear Heidi,

This is written to confirm that the septic at the Mullinix property at 1990 Woodbine Rd Woodbine, MD 21797 was pumped, collapsed and filled with fill dirt. A new septic was installed and is being fed by the house on the premise. An inspector from your department was present at the job site and would be able to confirm this information as well. If you should have any questions please feel free to contact our office. Thank you.

Sincerely,



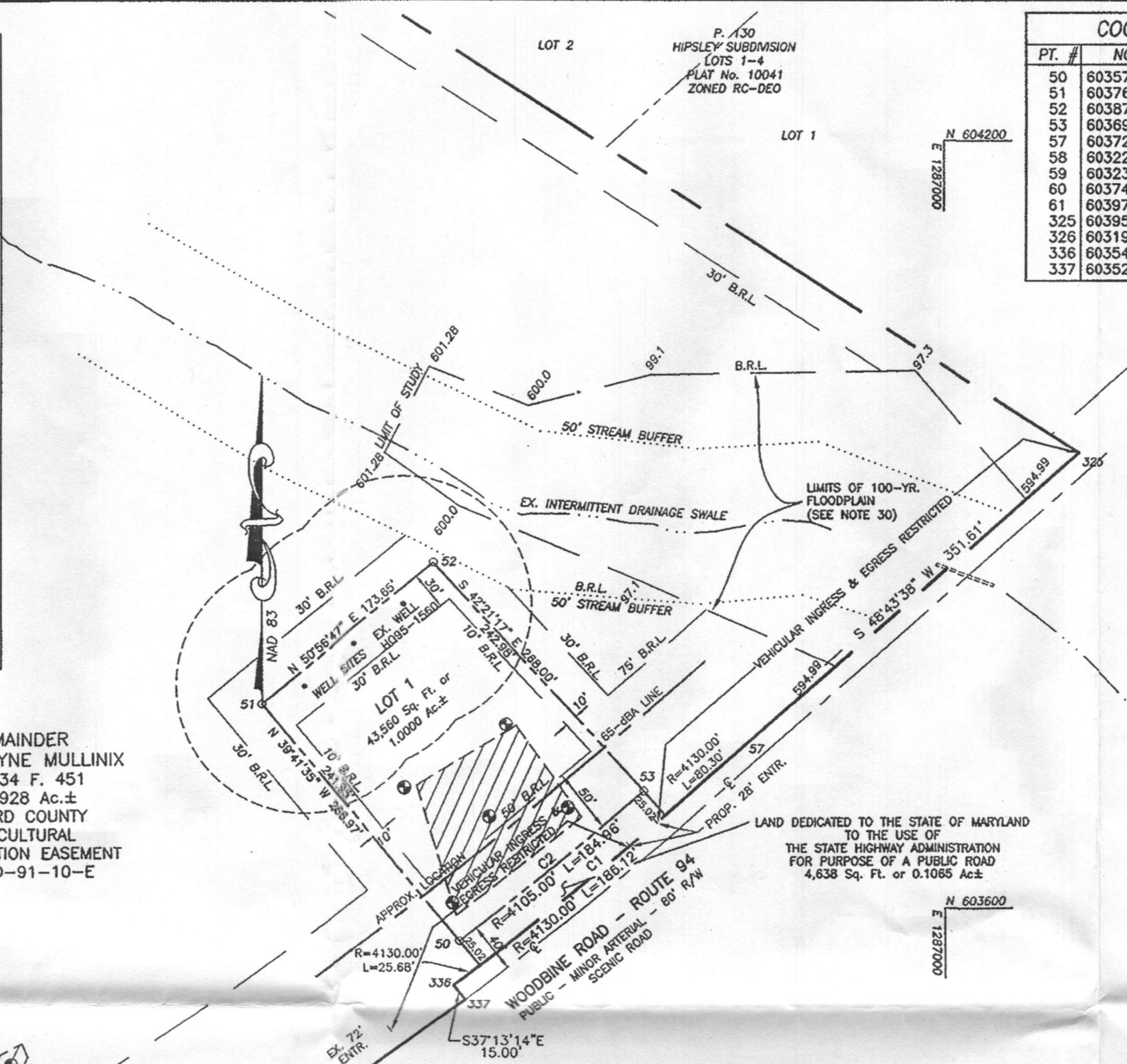
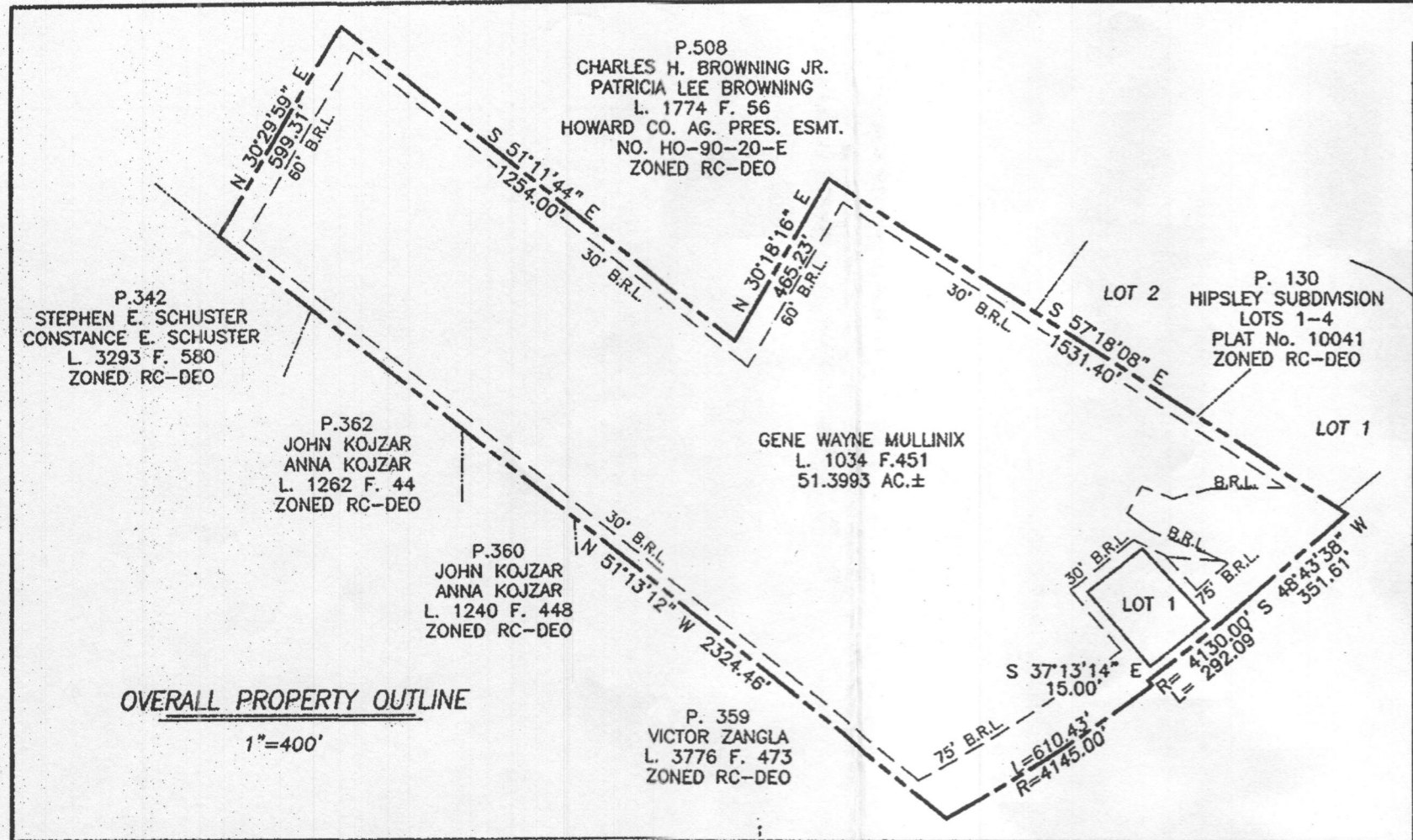
Lisa Stanley

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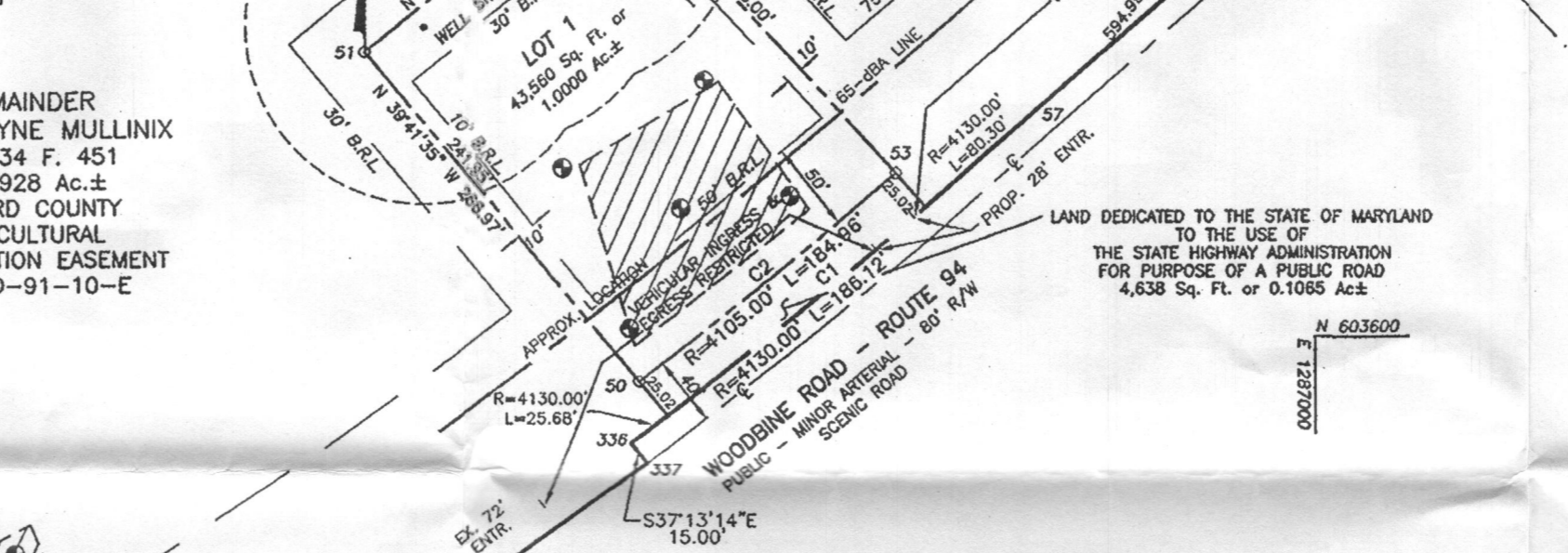
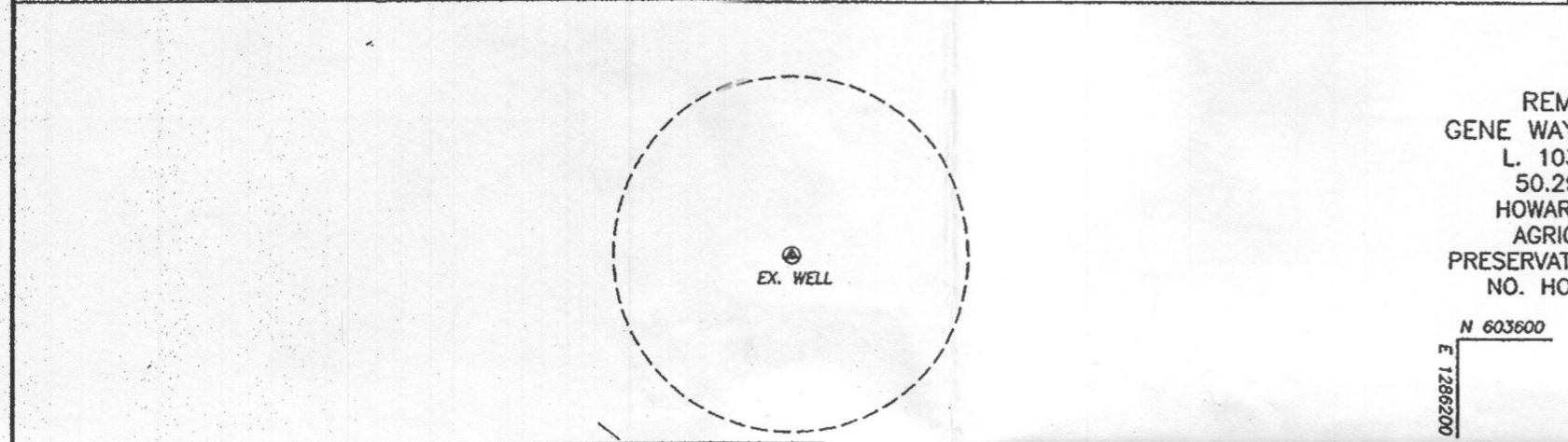
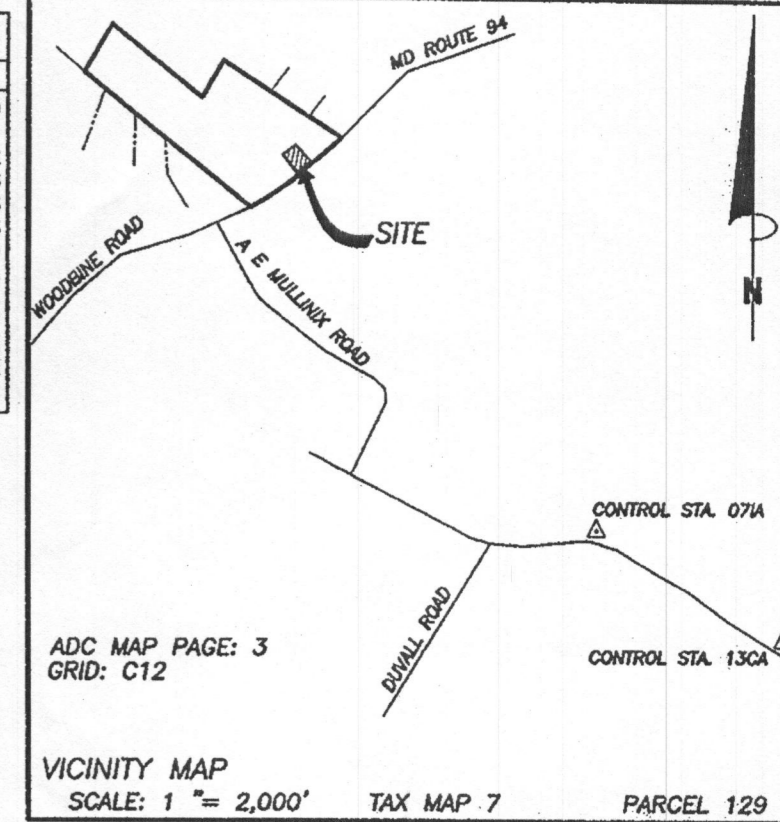
Post Office Box 577 • Damascus, Maryland 20872

Office 301.253.0575 • FAX 301.253.6535

RESTANLEY@COMCAST.NETwww.stanleybusiness.net



COORDINATES		
PT. #	NORTH	EAST
50	603574.8991	1286620.2749
51	603761.0718	1286465.7491
52	603870.4783	1286600.5972
53	603690.9212	1286764.2958
57	603724.8111	1286842.0126
58	603223.2056	1286079.5093
59	603230.9914	1286094.1939
60	603743.6005	1286825.5215
61	603970.7984	1287084.3834
325	603956.7469	1287106.2727
326	603195.9333	1286113.4535
336	603540.0536	1286615.8538
337	603528.1089	1286624.9271



- 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. 071A & 13CA.
 - 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). Improvements in any nature in this area are restricted until public sewage is available. 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. Reconnection 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 ⊙ Proposed wells indicated thus ⊙
 - Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
 - The subject property zoned 'RCDEO' per 02/02/04 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective 7/28/08.
 - Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (16' serving more than one residence);
 - Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.)
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot 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. g) Maintenance - sufficient to insure all weather use.
 - This plot is based on a field iron monumented boundary survey performed on or about May 19, 1989 by VanMar Associates, Inc.
 - Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
 - 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.
 - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
 - Landscaping for lot 1 is provided in accordance with a certified Landscape plan on file with this plat and in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. A financial surety of \$3,300.00 for the required landscaping will be addressed with the grading permit for Lot 1.
 - Stormwater Management requirements for Lot 1 are provided under Sections 5.2 and 5.3 of the 2000 MD Design Manual. These requirements are being met by the use of drywells and non-roofing disconnection credit. 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 stormwater management exhibit. If changes are made, a new stormwater management exhibit shall be required.
 - There is an existing dwelling/structure located on the preservation parcel 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 effective 10/02/2003 and to the zoning regulations effective 02/02/2004.
 - There is no floodplain on this site.
 - There are no wetlands on this site.
 - There are no historic sites or cemeteries on this property.
 - This property is subject to Howard County Agricultural Preservation Easement No. HO-91-10-E.

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 5/06/08
 SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

Gene W. Mullinix 5/12/05
 GENE W. MULLINIX, OWNER DATE

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded

Buildable	2
Non-Buildable	0
Open Space	0
Preservation Parcels	0

b. Total area of lots and/or parcels

Buildable	51,2928 Ac.±
Non-Buildable	0
Open Space	0
Preservation Parcels	0

c. Total area of roadway to be recorded including widening strips 0.1065 Ac.±

d. Total area of subdivision to be recorded 51.3993 Ac.±

P. 359 VICTOR ZANGLA L. 3776 F. 473 ZONED RC-DEO

OWNER
 GENE MULLINIX
 16525 A E MULLINIX RD.
 WOODBINE, MD. 21797
 Ph. 410-442-2292

THE PURPOSE OF THIS PLAT IS TO CREATE A SINGLE RESIDENTIAL LOT, AS APPROVED BY THE ALPB ON 2/26/07.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHD BRC	CHD DIST
C1	186.12'	4130.00'	2°34'55"	N51°07'58"W	186.10'
C2	184.95'	4105.00'	2°34'54"	S51°08'43"W	184.94'

- GENERAL NOTES CONT.**
- This subdivision is subject to a Deed of Agricultural Preservation Easement recorded in Liber 2351 of Folio 216.
 - This plat is subject to Section 15.514(b) of the Agricultural Preservation Program.
 - Lot 1 is created in accordance with the provisions of section 104.E6 or 105.E.6 of Zoning Regulations.
 - This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(v) of the Subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program.
 - The following setbacks apply to the proposed house on Lot 1: Distance to well=30', Distance to septic=20'
 - There are no slopes greater than 15% on this lot.
 - Developer reserves unto itself, its successors and assigns, all easements shown on this plan for water, sewer, storm drainage, other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots/parcels. Any conveyances of the aforesaid lots/parcels shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot(s)/parcels. Developer shall execute and deliver deeds for the easements herein reserved to Howard County with a metas and bounds description of the forest conservation area. Upon completion of the public utilities and their acceptance by Howard County, and in the case of the forest conservation easement(s), upon completion of the developer's obligations under the forest conservation installation and maintenance agreement executed by the developer and the County, and the release of developer's surety posted with said agreement, the County shall accept the easements and record the deed(s) of easements in the Land Records of Howard County.
 - The limits of the 100-year floodplain and water surface elevations shown hereon were taken from the Cattail Creek Watershed Study (capital project no. D-1079).
 - A new home constructed on the lot 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.
 - The approximate limit of the 65-dBA zone shown hereon is based upon a noise study prepared by Stacion Engineering, Inc., dated February 14, 2008.
 - A waiver to Design Manual Volume III, Section 2.5.9 was granted by the Howard County Department of Planning and Zoning on March 7, 2008. This waiver allowed use of stopping sight distance calculations in place of intersection sight distance calculations.

APPROVED
 HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 7/8/08
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 7/8/08
 DIRECTOR DATE

OWNER'S CERTIFICATE

I, GENE WAYNE MULLINIX, OWNER 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 RIGHTS-OF-WAYS.

WITNESS MY OWN HANDS THIS 10th DAY OF May 2008

[Signature]
 GENE W. MULLINIX

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MULLINIX FEED-LOT, INC. TO GENE WAYNE MULLINIX BY DEED DATED DECEMBER 24, 1980 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1034 FOLIO 451. 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.

[Signature]
 Sourabh G. Munshi, Prof. L.S. #10770

5/06/08

RECORDED AS PLAT NO. 20027 ON 7/10/08 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

AGRICULTURAL PRESERVATION SUBDIVISION PLAT

SECTION 1, LOT 1

MULLINIX FEED LOT

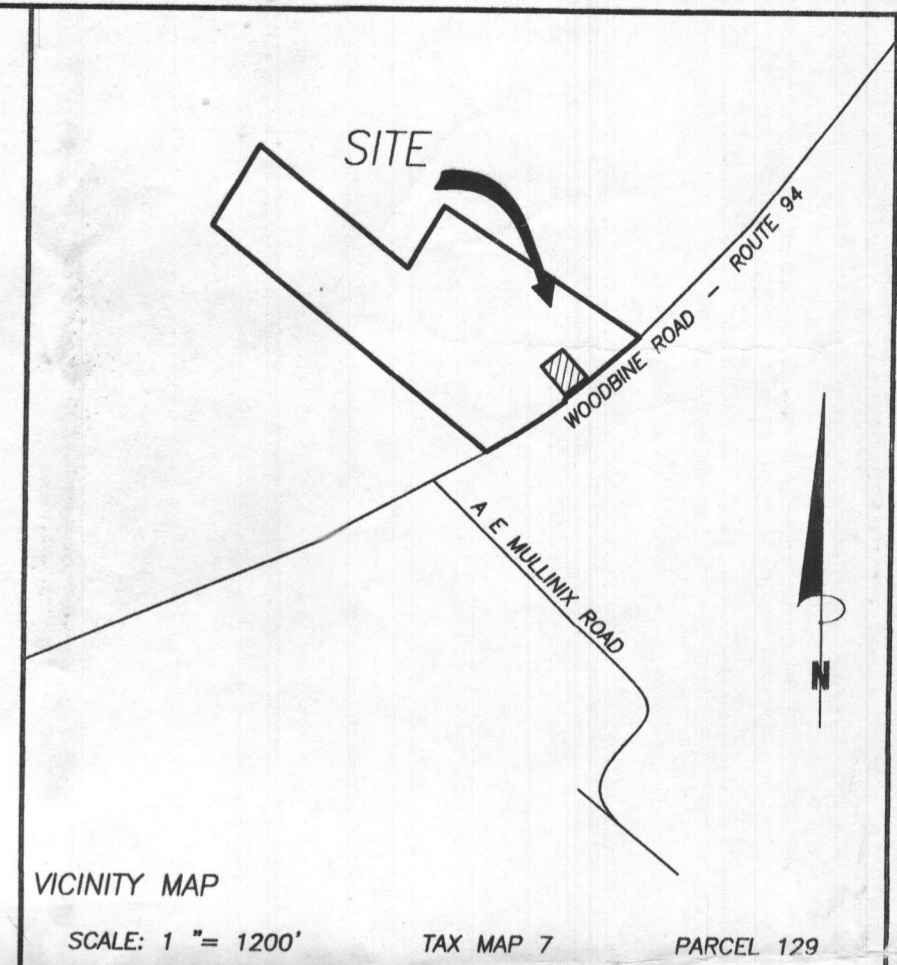
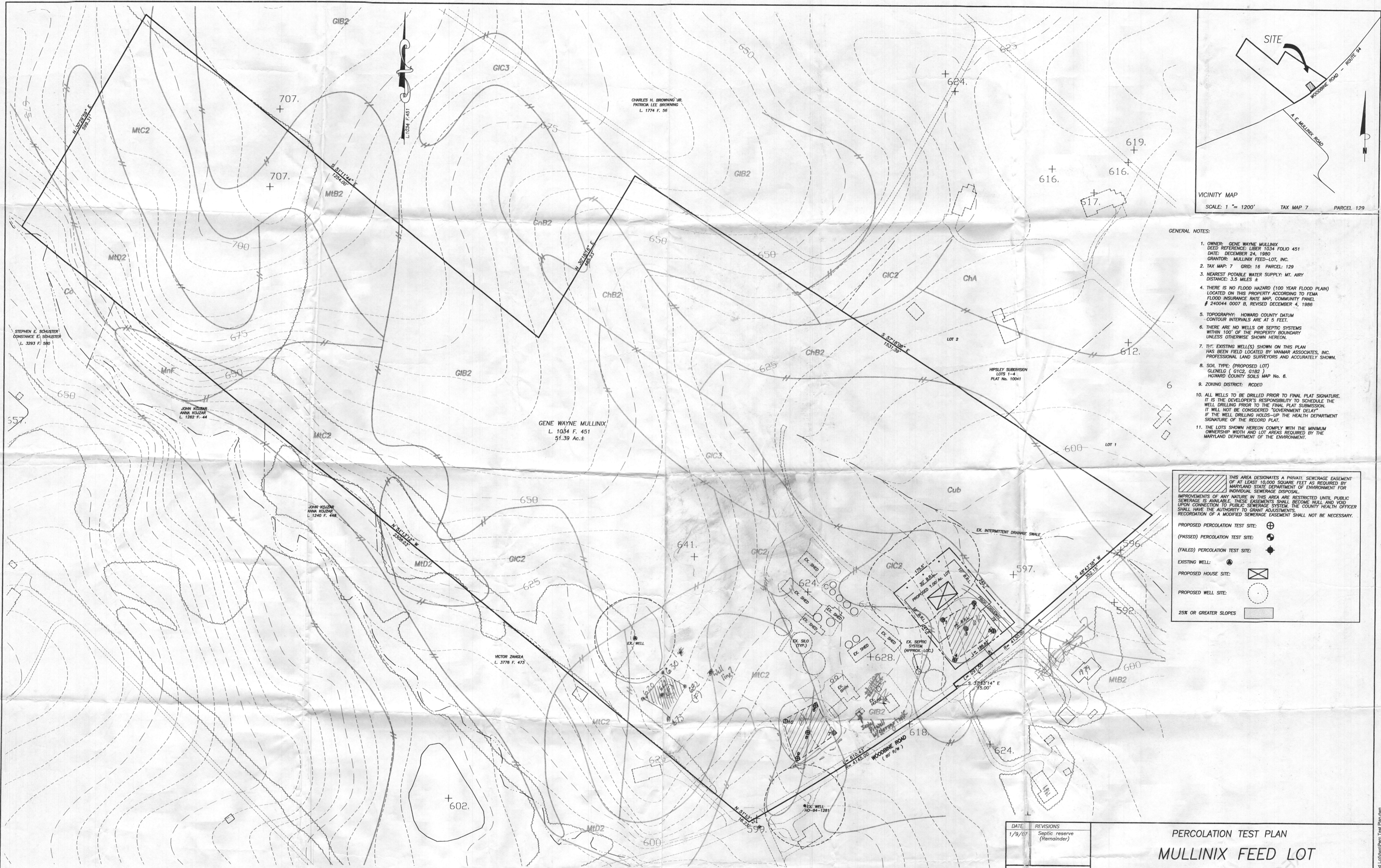
(LIBER 1034 AT FOLIO 451)

TAX MAP: 7 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
 GRID NO: 15,16,22 HOWARD COUNTY, MARYLAND DATE: MAY, 2006
 PARCEL NO: 129 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

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

[Signature] 7/11/2008
 HOWARD COUNTY HEALTH OFFICER DATE



- GENERAL NOTES:**
- OWNER: GENE WAYNE MULLINIX
DEED REFERENCE: LIBER 1034 FOLIO 451
DATE: DECEMBER 24, 1980
GRANTOR: MULLINIX FEED-LOT, INC.
 - TAX MAP: 7 GRID: 16 PARCEL: 129
 - NEAREST POTABLE WATER SUPPLY: MT. AIRY
DISTANCE: 3.5 MILES ±
 - THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044-0007 B, REVISED DECEMBER 4, 1986
 - TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELL(S) SHOWN ON THIS PLAN HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
 - SOIL TYPE: (PROPOSED LOT)
GLENELG (GIC2, GIB2)
HOWARD COUNTY SOILS MAP No. 6.
 - ZONING DISTRICT: RODED
 - ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. REORDERING OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

PROPOSED PERCOLATION TEST SITE: ⊕

(PASSED) PERCOLATION TEST SITE: ⊕

(FAILED) PERCOLATION TEST SITE: ⊕

EXISTING WELL: ●

PROPOSED HOUSE SITE: ⊠

PROPOSED WELL SITE: ○

25% OR GREATER SLOPES: ▨

APPROVED:
FOR PRIVATE WATER AND PRIVATE
SEWERAGE SYSTEMS.
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

I HEREBY CERTIFY THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.

I FURTHER CERTIFY THAT THE PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED IF EXISTING AND ACCURATELY STAKED IF PROPOSED AND SHOWN HEREON.

OWNER:
GENE MULLINIX
1990 WOODBINE ROAD
WOODBINE, MD. 21797

Sourabh G. Munshi 1/09/07
SOURABH G. MUNSHI, PROF. L. S., MD. REG. # 10770 DATE

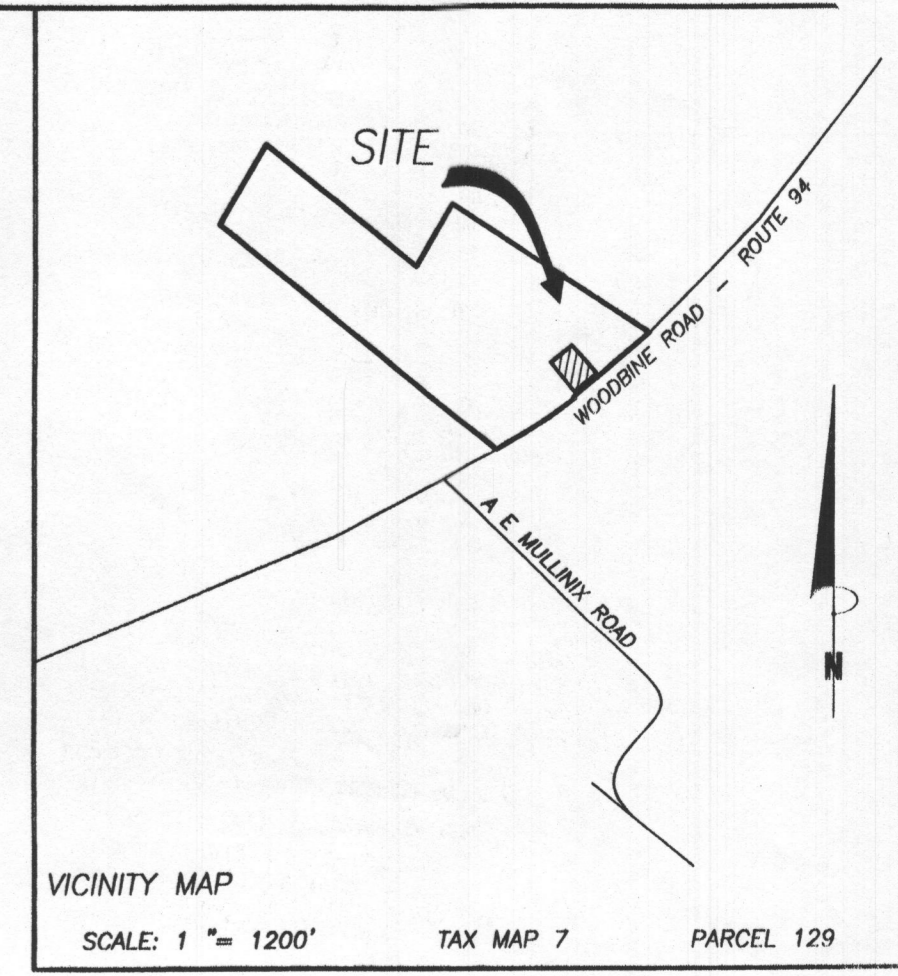
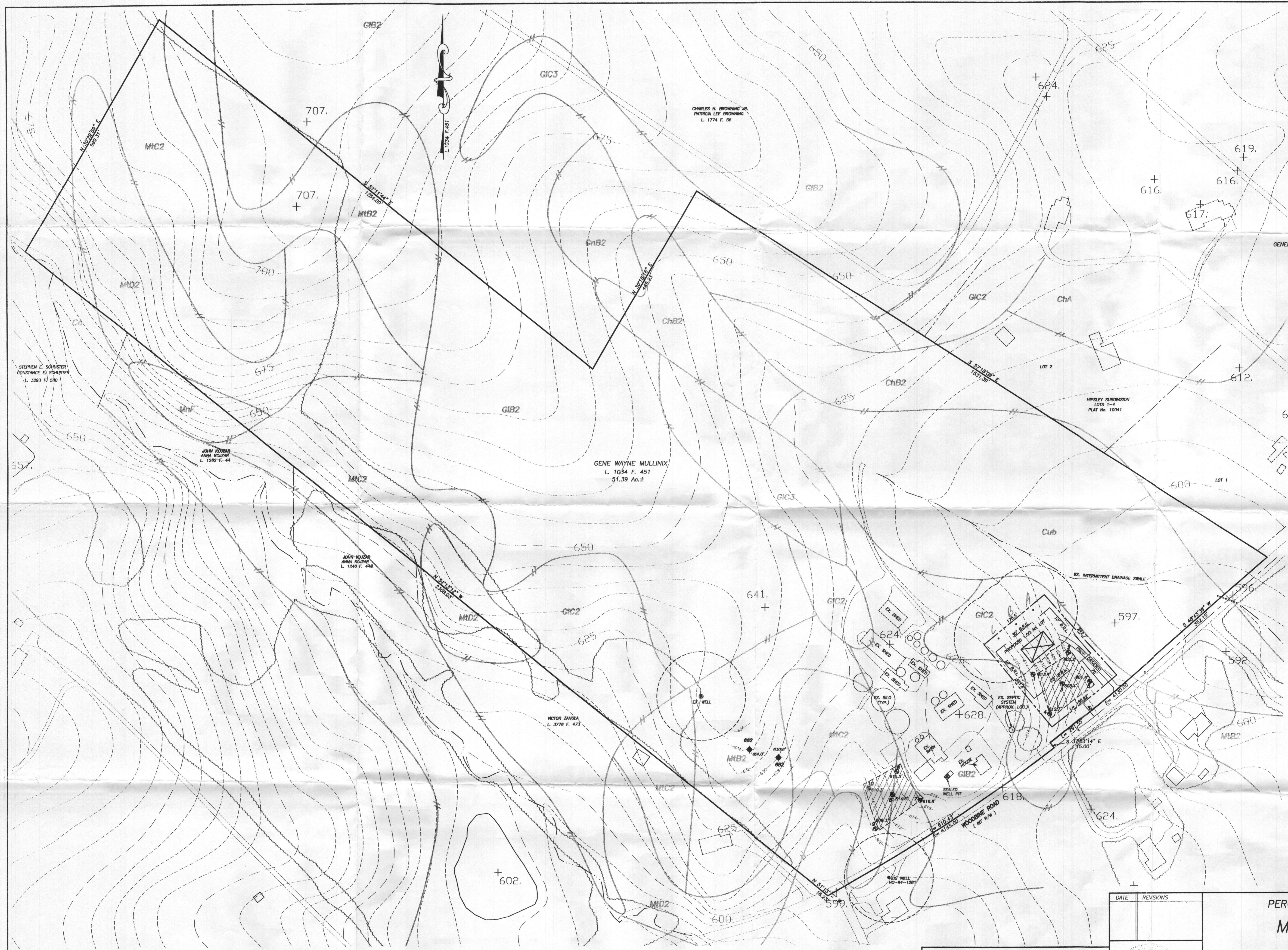
DATE	REVISIONS
1/9/07	Septic reserve (Remainder)



PERCOLATION TEST PLAN MULLINIX FEED LOT

LIBER 1034 FOLIO 451
SITUATED ON WOODBINE ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' DECEMBER, 2005

VANMAR ASSOCIATES, INC.
315 1/2 Main Street P.O. Box 338 Mount Airy, Maryland 21771
(301) 829-2890 (301)851-5015 (410) 549-2751



GENERAL NOTES:

1. OWNER: GENE WAYNE MULLINIX
DEED REFERENCE: LIBER 1034 FOLIO 451
DATE: DECEMBER 24, 1980
GRANTOR: MULLINIX FEED-LOT, INC.
2. TAX MAP: 7 GRID: 16 PARCEL: 129
DISTANCE: 3.3 MILES ±
3. NEAREST POTABLE WATER SUPPLY: MT. AIRY
4. THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0007 B, REVISED DECEMBER 4, 1986
5. TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
6. THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
7. THE EXISTING WELL(S) SHOWN ON THIS PLAN HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
8. SOIL TYPE: (PROPOSED LOT)
GLENGLO (GIC2, GIB2)
HOWARD COUNTY SOILS MAP No. 6.
9. ZONING DISTRICT: RCDED
10. ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE PLAT.
11. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
12. THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. 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 TO THE PRIVATE SEWAGE EASEMENTS. RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
13. ANY CHANGES TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
14. TOPOGRAPHY ON SEWAGE DISPOSAL AREAS FIELD RUN BY VANMAR ASSOC., INC. CONTOUR INTERVALS ARE AT TWO FEET.

(PASSED) PERCOLATION TEST SITE:

(FAILED) PERCOLATION TEST SITE:

EXISTING WELL:

PROPOSED HOUSE SITE:

PROPOSED WELL SITE:

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

Wilson & Peter Bilsen 5/23/07
HOWARD COUNTY HEALTH OFFICER *GC*

OWNER:
GENE MULLINIX
1990 WOODBINE ROAD
WOODBINE, MD. 21797

I HEREBY CERTIFY THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
I FURTHER CERTIFY THAT THE PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED IF EXISTING AND ACCURATELY STAKED IF PROPOSED AND SHOWN HEREON.

Sourabh Munn 4/10/07
SOURABH G. MUNSHI, PROF. L. S., MD. REG. # 10770 DATE

DATE	REVISIONS

PERCOLATION CERTIFICATION PLAN
MULLINIX FEED LOT

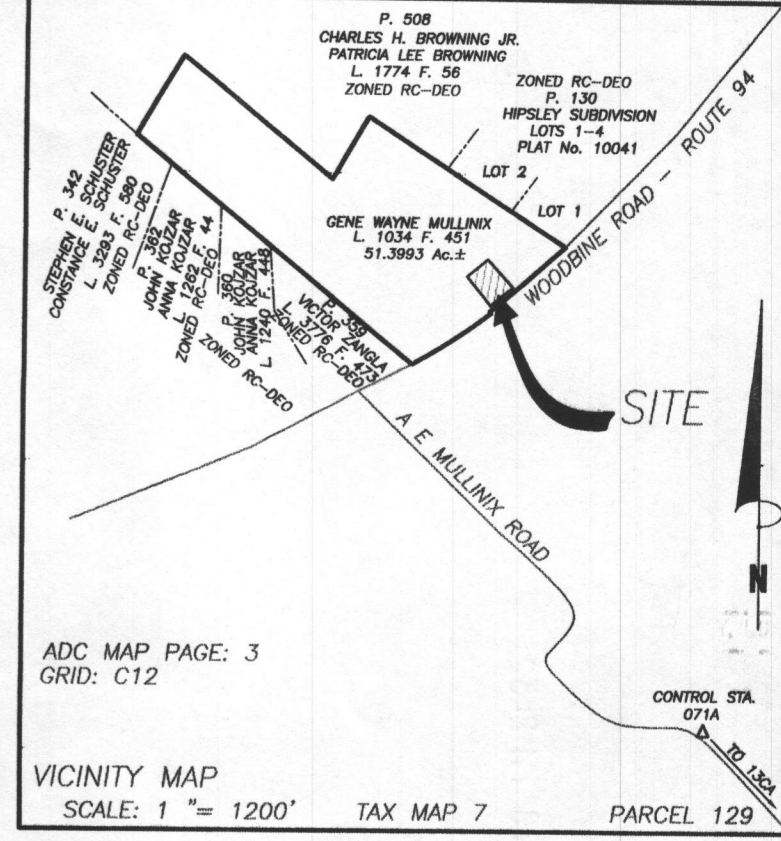
LIBER 1034 FOLIO 451
SITUATED ON WOODBINE ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' APRIL, 2007

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street 7th Floor 338 Mount Airy Maryland 21771
(301) 829 2890 (301)851 5015 (410) 549 2751

COORDINATES		
PT. #	NORTH	EAST
50	603575.1551	1286620.0624
51	603761.0718	1286485.7491
52	603871.6623	1286602.0565
53	603692.2976	1286765.5795

GENE WAYNE MULLINIX
L. 1034 F. 451
51.3993 Ac.±

ZONED RC-DEO
P. 130
HIPSLEY SUBDIVISION
LOTS 1-4
PLAT No. 10041



- 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. 071A & 13CA.
 - 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). Improvements in any nature in this area are restricted until public sewage is available. 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. The recording 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 ● Proposed wells indicated thus ●
 - Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
 - The subject property zoned "RCDEO" per 02/02/04 Comprehensive Zoning Plan and the "Comp Lite" Zoning Amendments effective 7/28/06.
 - Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings 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 with tar and chip coating (1-1/2" min.);
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot 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 plot is based on a field run monumented boundary survey performed on or about May 19, 1989 by Sourabh G. Munshi, Vanmar Associates, Inc.
 - Areas as stated on this plot are to be taken as more or less, unless otherwise noted.
 - 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.
 - No grading, removal of vegetative cover or trees, or placement of new structures is permitted within the limits of wetlands, stream(s), or their buffers and forest conservation easement areas.
 - Landscaping for lot 1 is provided in accordance with a certified Landscape plan on file with this plot and in accordance with Section 16.124 of the Howard County Code and the Landscape Manual. Surety in the amount of \$3,500.00 shall be posted with the Developer's Agreement for this project.
 - Stormwater Management requirement for Lot 1 is provided under Sections 5.2 and 5.3 of the 2000 MD Design Manual. 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 stormwater management exhibit. If changes are made, a new stormwater management exhibit shall be required.
 - There is an existing dwelling/structure located on the Preservation parcel 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 effective 10/02/2003 and to the zoning regulations effective 02/02/2004.
 - This property is exempt from forest conservation requirements according to Section 16.1202(b)(1)(vi), which exempts Agricultural preservation subdivisions.
 - There is no floodplain on this site.
 - There are no wetlands on this site.
 - There are no historic sites or cemeteries on this property.
 - This property is subject to Howard County Agricultural Preservation Easement No. _____
 - This subdivision is subject to a Deed of Agricultural Preservation Easement recorded in Liber 2351 of Folio 216.
 - This plot is subject to Section 15.514(b) of the Agricultural Preservation Program.
 - Lot 1 is created in accordance with the provisions of section 104.E6 or 105.E.6 of Zoning Regulations.
 - This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(vi) of the Subdivision and Land Development Regulations because the property is in the Agricultural Preservation Program.

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 G. Munshi 7/06/07
SOURABH G. MUNSHI, Prof.L.S. NO. 10,770 DATE

GENE W. MULLINIX, OWNER DATE

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded	
• Buildable	2
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or Parcels	
• Buildable	51.2906 Ac.±
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
c. Total area of roadway to be recorded including widening strips 0.1087 Ac.±	
d. Total area of subdivision to be recorded 51.3993 Ac.±	

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE
DIRECTOR DATE
CHIEF, DIVISION OF LAND DEVELOPMENT DATE

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE

P. 359
VICTOR ZANGLA
L. 3776 F. 473
ZONED RC-DEO

OWNER'S CERTIFICATE

I, GENE WAYNE MULLINIX, OWNER 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:

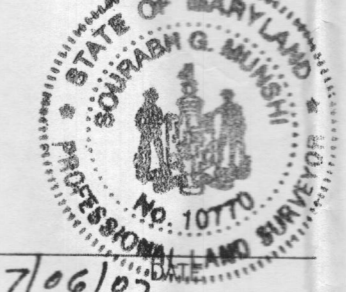
- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON;
- THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS 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 RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS _____ DAY OF _____, 2007

GENE W. MULLINIX WITNESS

SURVEYOR'S CERTIFICATE

I, HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY MULLINIX FEED-LOT, INC. TO GENE WAYNE MULLINIX BY DEED DATED BY DEED DATED DECEMBER 24, 1980 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1034 FOLIO 451. 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.



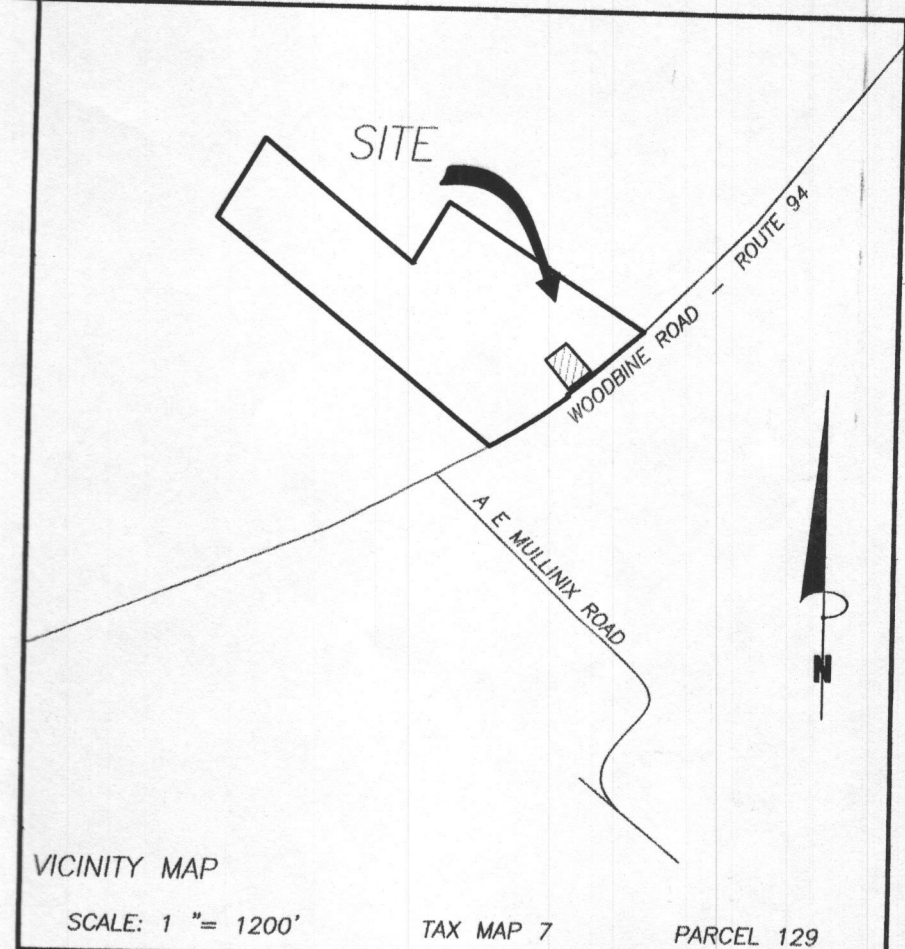
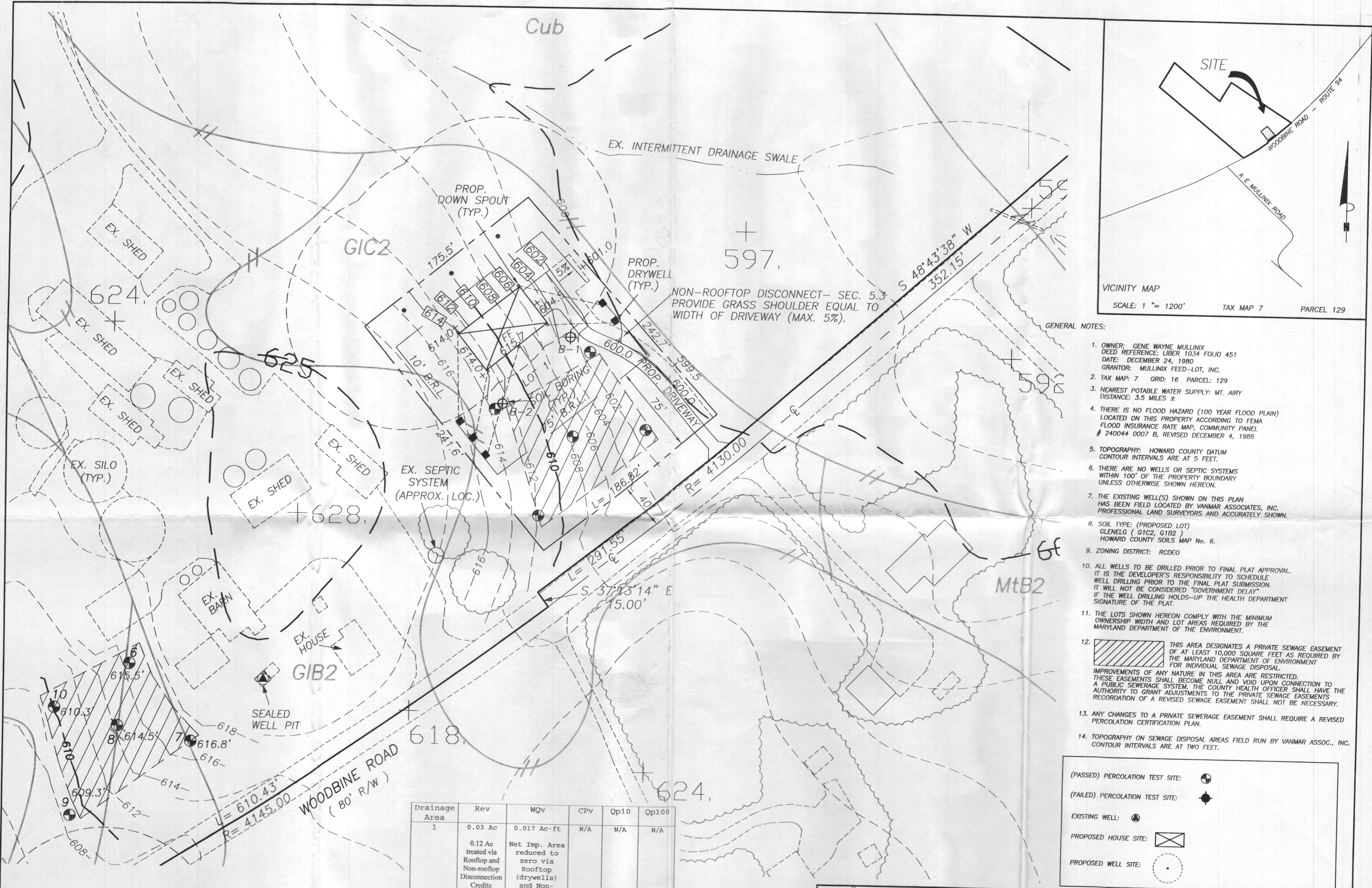
Sourabh G. Munshi
Sourabh G. Munshi, Prof. L.S. #10770 7/06/07


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


AGRICULTURAL PRESERVATION SUBDIVISION PLAT
SECTION 1, LOT 1
MULLINIX FEED LOT
(LIBER 1034 AT FOLIO 451)


TAX MAP: 7 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
GRID NO: 16 HOWARD COUNTY, MARYLAND DATE: MAY, 2006
PARCEL NO: 129 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 89-2179





- GENERAL NOTES:
- OWNER: GENE WAYNE MULLINIX
DEED REFERENCE: LIBER 1034 FOLIO 451
DATE: DECEMBER 24, 1980
GRANTOR: MULLINIX FEED-LOT, INC.
 - TAX MAP: 7 GRID: 16 PARCEL: 129
 - NEAREST POTABLE WATER SUPPLY: MT. AIRY
DISTANCE: 3.5 MILES ±
 - THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0007 B, REVISED DECEMBER 4, 1986
 - TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELL(S) SHOWN ON THIS PLAN HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
 - SOIL TYPE: (PROPOSED LOT)
GLENELG (G1C2, G1B2)
HOWARD COUNTY SOILS MAP No. 6.
 - ZONING DISTRICT: RCDEO
 - ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE PLAT.
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 - TOPOGRAPHY ON SEWAGE DISPOSAL AREAS FIELD RUN BY VANMAR ASSOC., INC. CONTOUR INTERVALS ARE AT TWO FEET.

(PASSED) PERCOLATION TEST SITE: 

(FAILED) PERCOLATION TEST SITE: 

EXISTING WELL: 

PROPOSED HOUSE SITE: 

PROPOSED WELL SITE: 

Drainage Area	Rev	WQv	CPv	Qp10	Qp100
1	0.03 Ac	0.017 Ac-ft	N/A	N/A	N/A
	0.12 Ac treated via Rooftop and Non-rooftop Disconnection Credits	Net Imp. Area reduced to zero via Rooftop (drywells) and Non-rooftop Disconnection Credits - No structural BMP Proposed			

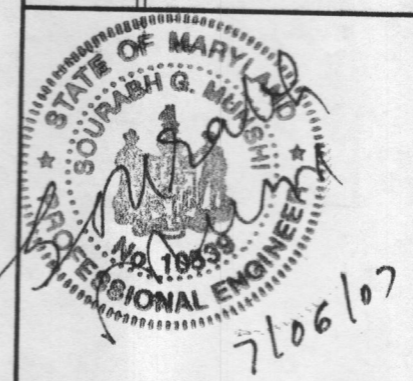
Water Quality requirements are addressed via Rooftop and Non-rooftop disconnections.

CPv is not required due to the 1-year Post-developed peak discharge being less than 2cfs. (0.92cfs)

Qp & Qf are not required because the increase in post developed peak discharge is too small to have any negative impacts on adjacent properties.

OWNER:
GENE MULLINIX
16525 A E MULLINIX ROAD
WOODBINE, MD. 21797
PH: 410-442-2292

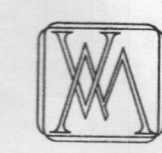
DATE REVISIONS



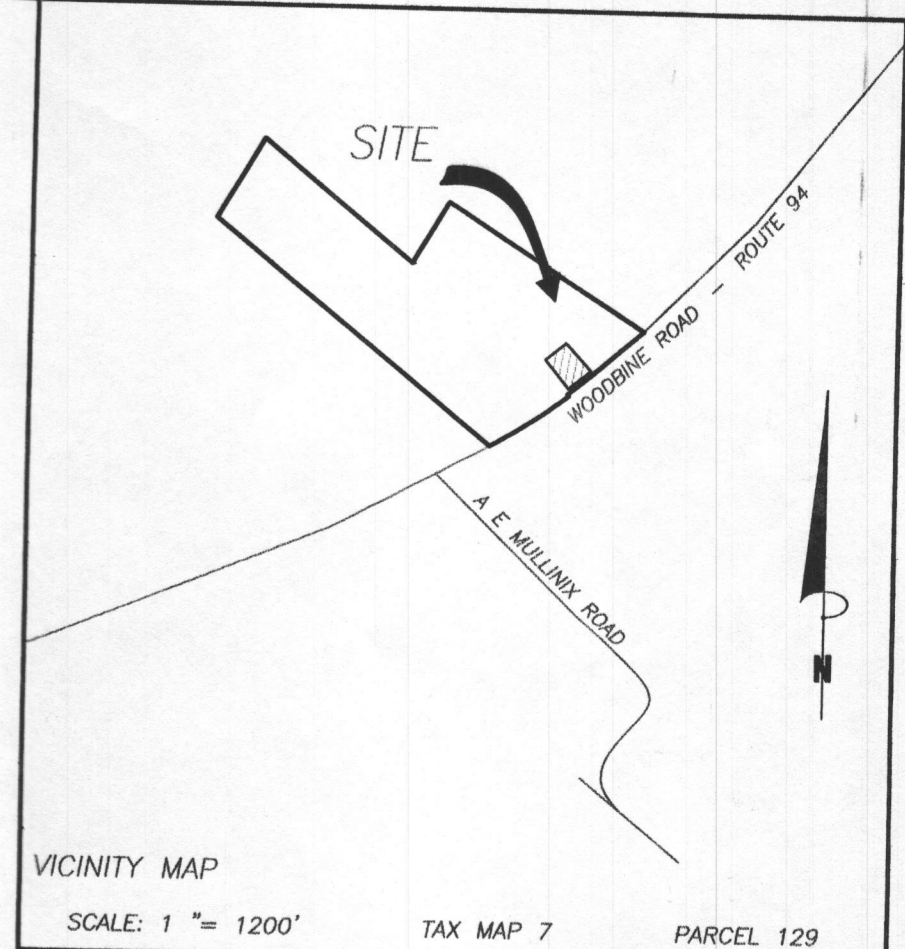
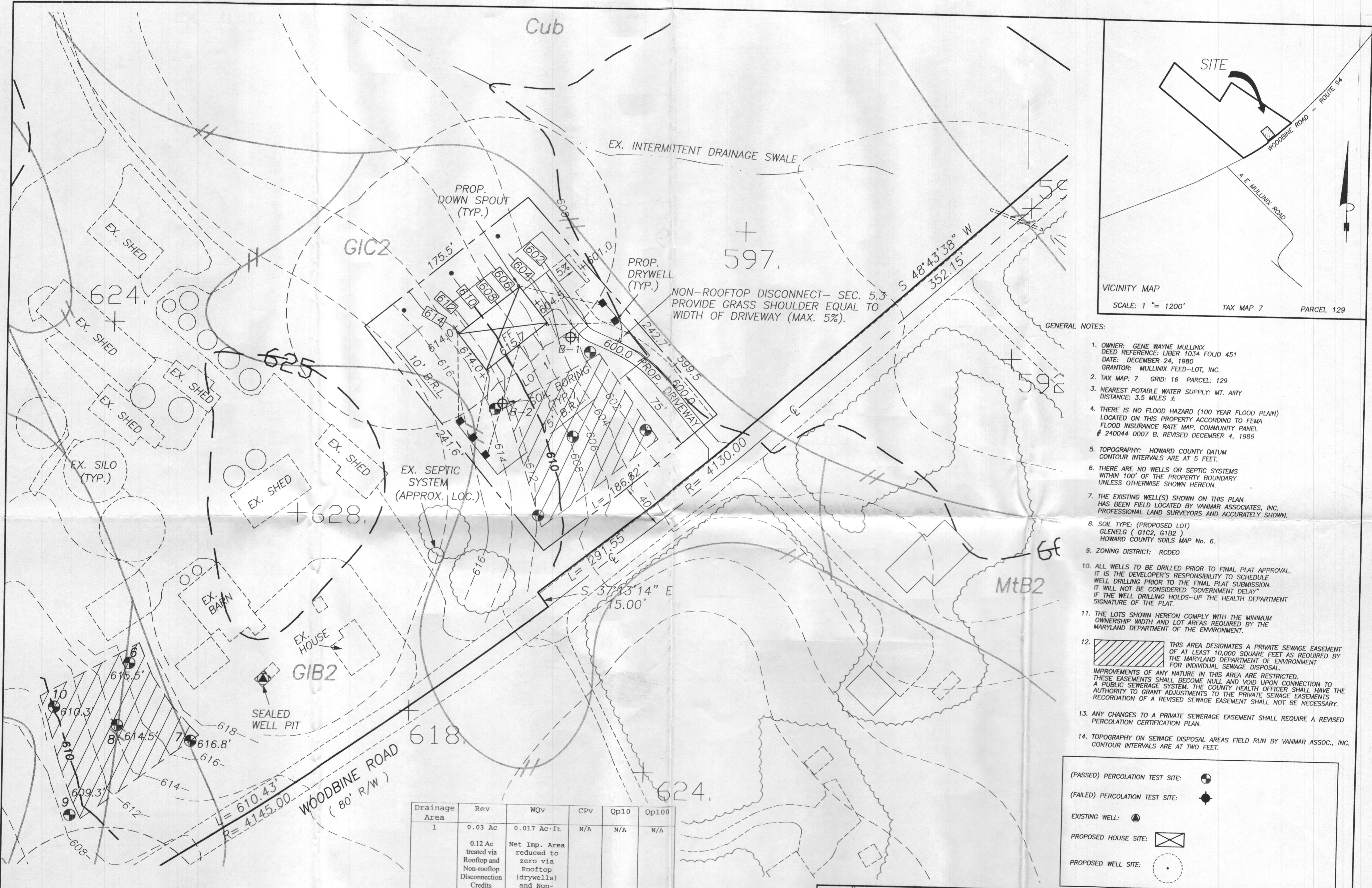
7/06/07


TOPOGRAPHY / SOILS / GRADING / SWM EXHIBIT
MULLINIX FEED LOT

LIBER 1034 FOLIO 451
SITUATED ON WOODBINE ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' JUNE, 2007



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



- GENERAL NOTES:
- OWNER: GENE WAYNE MULLINIX
DEED REFERENCE: LIBER 1034 FOLIO 451
DATE: DECEMBER 24, 1980
GRANTOR: MULLINIX FEED-LOT, INC.
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 - NEAREST POTABLE WATER SUPPLY: MT. AIRY
DISTANCE: 3.5 MILES ±
 - THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0007 B, REVISED DECEMBER 4, 1986
 - TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - THE EXISTING WELL(S) SHOWN ON THIS PLAN HAS BEEN FIELD LOCATED BY VANMAR ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS AND ACCURATELY SHOWN.
 - SOIL TYPE: (PROPOSED LOT)
GLENELG (G1C2, G1B2)
HOWARD COUNTY SOILS MAP No. 6.
 - ZONING DISTRICT: RCDEO
 - ALL WELLS TO BE DRILLED PRIOR TO FINAL PLAT APPROVAL. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE PLAT.
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 -  THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENTS RECORDATION OF A REVISED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
 - ANY CHANGES TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - TOPOGRAPHY ON SEWAGE DISPOSAL AREAS FIELD RUN BY VANMAR ASSOC., INC. CONTOUR INTERVALS ARE AT TWO FEET.

Drainage Area	Rev	WQv	CPv	Qp10	Qp100
1	0.03 Ac	0.017 Ac-ft	N/A	N/A	N/A
	0.12 Ac treated via Rooftop and Non-rooftop Disconnection Credits	Net Imp. Area reduced to zero via Rooftop (drywells) and Non-rooftop Disconnection Credits - No structural BMP Proposed			

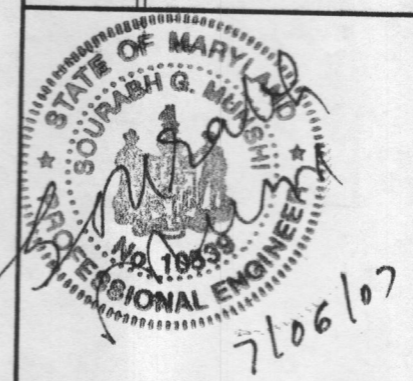
Water Quality requirements are addressed via Rooftop and Non-rooftop disconnections.

CPv is not required due to the 1-year Post-developed peak discharge being less than 2cfs. (0.92cfs)

Op & Qf are not required because the increase in post developed peak discharge is too small to have any negative impacts on adjacent properties.

OWNER:
GENE MULLINIX
16525 A E MULLINIX ROAD
WOODBINE, MD. 21797
PH: 410-442-2292

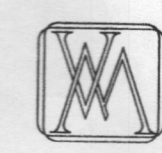
DATE	REVISIONS



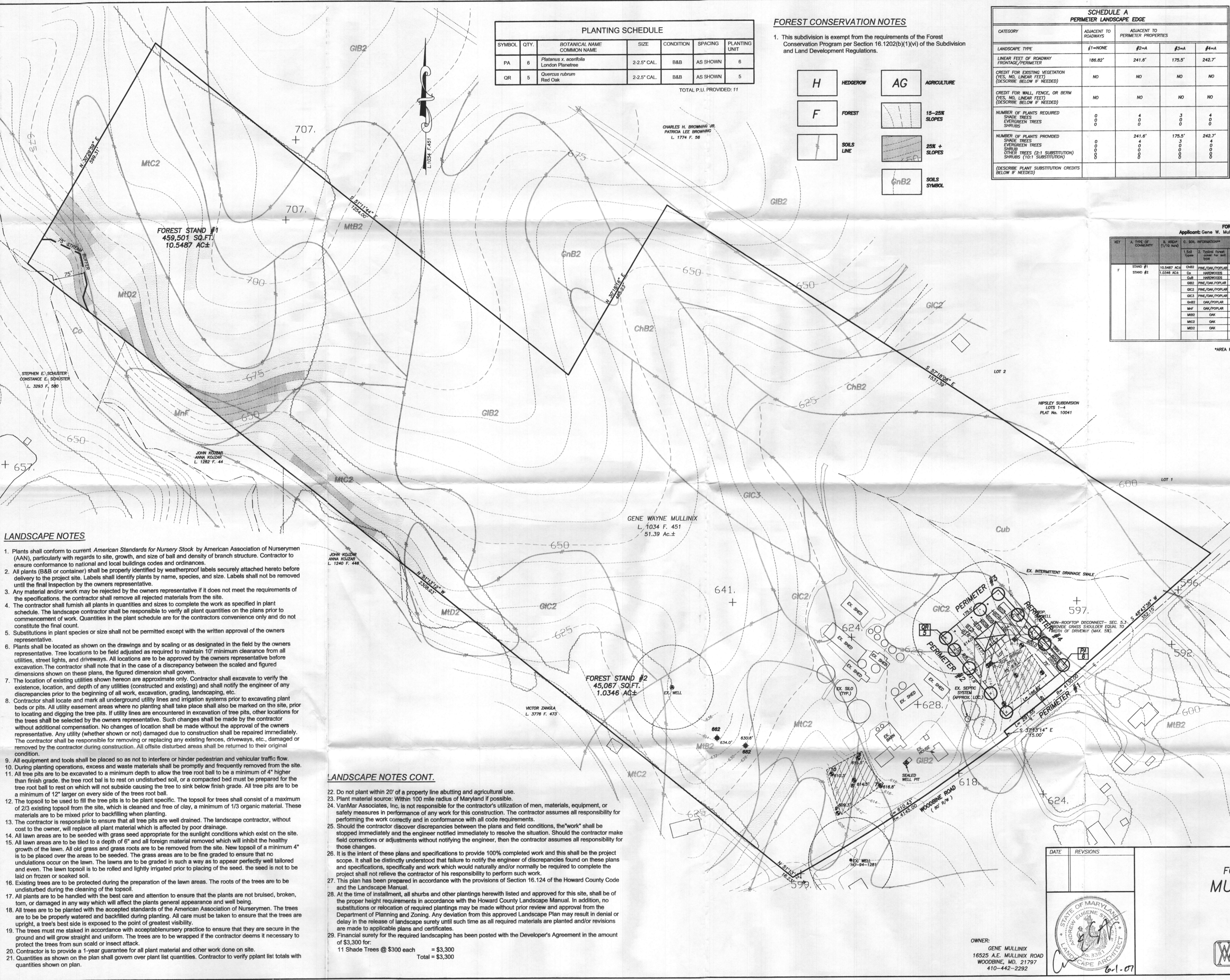
7/26/07

TOPOGRAPHY / SOILS / GRADING / SWM EXHIBIT
MULLINIX FEED LOT

LIBER 1034 FOLIO 451
SITUATED ON WOODBINE ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 50' JUNE, 2007



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



PLANTING SCHEDULE

SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	SPACING	PLANTING UNIT
PA	6	Platanus x. acerifolia London Planetree	2-2.5" CAL.	B&B	AS SHOWN	6
QR	5	Quercus rubrum Red Oak	2-2.5" CAL.	B&B	AS SHOWN	5

TOTAL P.L.U. PROVIDED: 11

FOREST CONSERVATION NOTES

1. This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(v) of the Subdivision and Land Development Regulations.

H	HEDGEROW	AG	AGRICULTURE
F	FOREST	15-25% SLOPES	
SOILS LINE		25% + SLOPES	
		GIB2	SOILS SYMBOL

SCHEDULE A PERIMETER LANDSCAPE EDGE

CATEGORY	ADJACENT TO PERIMETER PROPERTIES			
	#1-NONE	#2=A	#3=A	#4=A
LINEAR FEET OF ROADWAY FRONTAGE/PERIMETER	186.82'	241.6'	175.5'	242.7'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	4	3	4
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED				
SHADE TREES	0	4	3	4
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
OTHER TREES (2:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED				

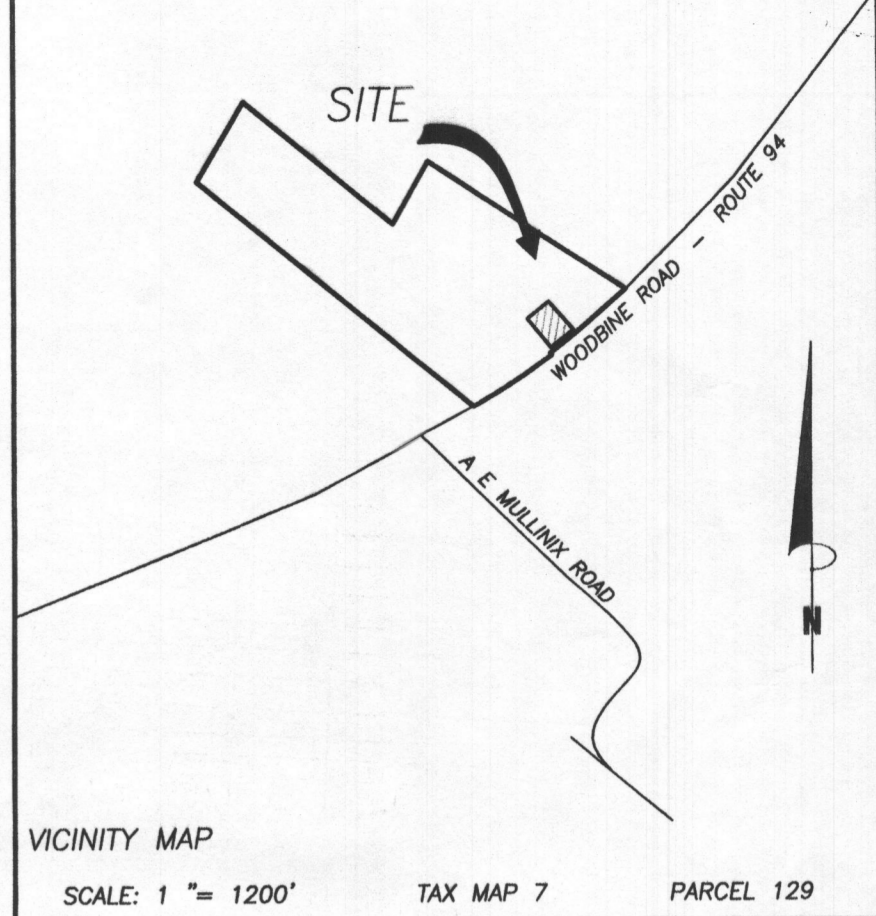


EXHIBIT 3-2 FOREST STAND ANALYSIS TABLE

Applicant: Gene W. Mullinix Project Name: Mullinix Feed Lot Submission No. _____

KEY	A. TYPE OF COMMUNITY	B. AREA (1/10 ACRE)	C. SOIL INFORMATION**	D. CROPPING PRACTICES (APPROX. %)	E. STAND CHARACTERISTICS	F. FOREST AREA (PERCENTAGE OF TOTAL)	G. HABITAT VALUE			
			1. Soil Type	2. Stand Structure	3. Tree Species	4. Stand Density				
F	STAND #1	10.5487 AC±	ChB2 PINE/OK/POPLAR	30	OK/HOBBY	10-20'	60-80	EXCELLENT	1.0588 AC±	EXCELLENT
	STAND #2	1.0346 AC±	ChB2 PINE/OK/POPLAR	4	WALNUT/OAK/ALDER	8-10'	20-30	POOR		POOR
			ChB2 PINE/OK/POPLAR	30						
			GIC2 PINE/OK/POPLAR	30						
			GIC3 PINE/OK/POPLAR	30						
			ChB2 OK/POPLAR	12						
			MfF OK/POPLAR	45						
			MfB2 OK	51						
			MfC2 OK	51						
			MfD2 OK	51						
1.0588 AC± TOTAL SENSITIVE AREA										

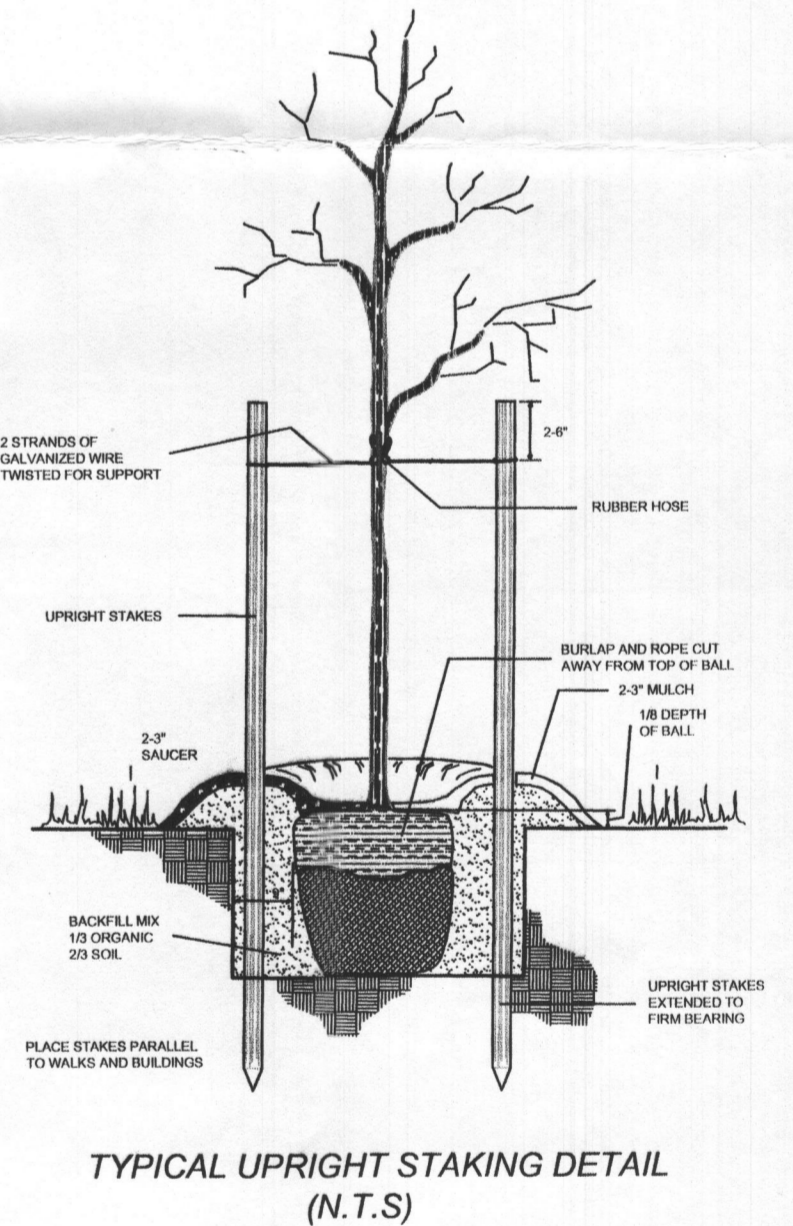
*AREA MEASURED TO THE NEAREST 1/10 ACRE **STREAM BUFFER 0.3825 AC± 25% SLOPE 0.793 AC±

LANDSCAPE NOTES

- Plants shall conform to current American Standards for Nursery Stock by American Association of Nurserymen (AAN), particularly with regards to site, growth, and size of ball and density of branch structure. Contractor to ensure conformance to national and local building codes and ordinances.
- All plants (B&B or container) shall be properly identified by weatherproof labels securely attached hereto before delivery to the project site. Labels shall identify plants by name, species, and size. Labels shall not be removed until the final inspection by the owners representative.
- Any material and/or work may be rejected by the owners representative if it does not meet the requirements of the specifications. The contractor shall remove all rejected materials from the site.
- The contractor shall furnish all plants in quantities and sizes to complete the work as specified in plant schedule. The landscape contractor shall be responsible to verify all plant quantities on the plans prior to commencement of work. Quantities in the plant schedule are for the contractors convenience only and do not constitute the final count.
- Substitutions in plant species or size shall not be permitted except with the written approval of the owners representative.
- Plants shall be located as shown on the drawings and by scaling or as designated in the field by the owners representative. Tree locations to be field adjusted as required to maintain 10' minimum clearance from all utilities, street lights, and driveways. All locations are to be approved by the owners representative before excavation. The contractor shall note that in the case of a discrepancy between the scaled and figured dimensions shown on these plans, the figured dimension shall govern.
- The location of existing utilities shown hereon are approximate only. Contractor shall excavate to verify the existence, location, and depth of any utilities (constructed and existing) and shall notify the engineer of any discrepancies prior to the beginning of all work, excavation, grading, landscaping, etc.
- Contractor shall locate and mark all underground utility lines and irrigation systems prior to excavating plant beds or pits. All utility easement areas where no planting shall take place shall also be marked on the site, prior to locating and digging the tree pits. If utility lines are encountered in excavation of tree pits, other locations for the trees shall be selected by the owners representative. Such changes shall be made by the contractor without additional compensation. No changes of location shall be made without the approval of the owners representative. Any utility (whether shown or not) damaged due to construction shall be repaired immediately. The contractor shall be responsible for removing or replacing any existing fences, driveways, etc., damaged or removed by the contractor during construction. All offsite disturbed areas shall be returned to their original condition.
- All equipment and tools shall be placed so as not to interfere or hinder pedestrian and vehicular traffic flow.
- During planting operations, excess soil and waste materials shall be promptly and frequently removed from the site.
- All tree pits are to be excavated to a minimum depth to allow the tree root ball to be a minimum of 4" higher than finish grade. The tree root ball is to rest on undisturbed soil, or a compacted bed must be prepared for the tree root ball to rest on which will not subside causing the tree to sink below finish grade. All tree pits are to be a minimum of 12" larger on every side of the tree root ball.
- The topsoil to be used to fill the tree pits is to be plant specific. The topsoil for trees shall consist of a maximum of 2/3 existing topsoil from the site, which is cleaned and free of clay, a minimum of 1/3 organic material. These materials are to be mixed prior to backfilling when planting.
- The contractor is responsible to ensure that all tree pits are well drained. The landscape contractor, without cost to the owner, will replace all plant material which is affected by poor drainage.
- All lawn areas are to be seeded with grass seed appropriate for the sunlight conditions which exist on the site.
- All lawn areas are to be tilled to a depth of 6" and all foreign material removed which will inhibit the healthy growth of the lawn. All old grass and grass roots are to be removed from the site. New topsoil of a minimum 4" is to be placed over the areas to be seeded. The grass areas are to be fine graded in such a way as to appear perfectly well tilled and even. The lawn topsoil is to be rolled and lightly irrigated prior to placing of the seed. The seed is not to be laid on frozen or soaked soil.
- Existing trees are to be protected during the preparation of the lawn areas. The roots of the trees are to be undisturbed during the cleaning of the topsoil.
- All plants are to be handled with the best care and attention to ensure that the plants are not bruised, broken, torn, or damaged in any way which will affect the plants general appearance and well being.
- All trees are to be planted with the accepted standards of the American Association of Nurserymen. The trees are to be properly watered and backfilled during planting. All care must be taken to ensure that the trees are upright, a tree's best side is exposed to the point of greatest visibility.
- The trees must be staked in accordance with acceptable nursery practice to ensure that they are secure in the ground and will grow straight and uniform. The trees are to be wrapped if the contractor deems it necessary to protect the trees from sun scald or insect attack.
- Contractor is to provide a 1-year guarantee for all plant material and other work done on site.
- Quantities as shown on the plan shall govern over plant list quantities. Contractor to verify plant list totals with quantities shown on plan.

LANDSCAPE NOTES CONT.

- Do not plant within 20' of a property line abutting and agricultural use.
- Plant material source: Within 100 mile radius of Maryland if possible.
- VanMar Associates, Inc. is not responsible for the contractor's utilization of men, materials, equipment, or safety measures in performance of any work for this construction. The contractor assumes all responsibility for performing the work correctly and in conformance with all code requirements.
- Should the contractor discover discrepancies between the plans and field conditions, the work shall be stopped immediately and the engineer notified immediately to resolve the situation. Should the contractor make field corrections or adjustments without notifying the engineer, then the contractor assumes all responsibility for these changes.
- It is the intent of these plans and specifications to provide 100% completed work and this shall be the project scope. It shall be distinctly understood that failure to notify the engineer of discrepancies found on these plans and specifications, specifically and work which would naturally and/or normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.
- This plan has been prepared in accordance with the provisions of Section 16.124 of the Howard County Code and the Landscape Manual.
- 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 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.
- Financial surety for the required landscaping has been posted with the Developer's Agreement in the amount of \$3,300 for:
 - 11 Shade Trees @ \$300 each = \$3,300
 - Total = \$3,300

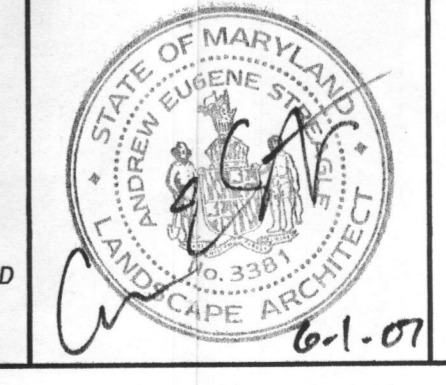


DEVELOPER'S/BUILDER'S CERTIFICATE

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 EXCLUDED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

OWNER/DEVELOPER _____ DATE _____

DATE	REVISIONS

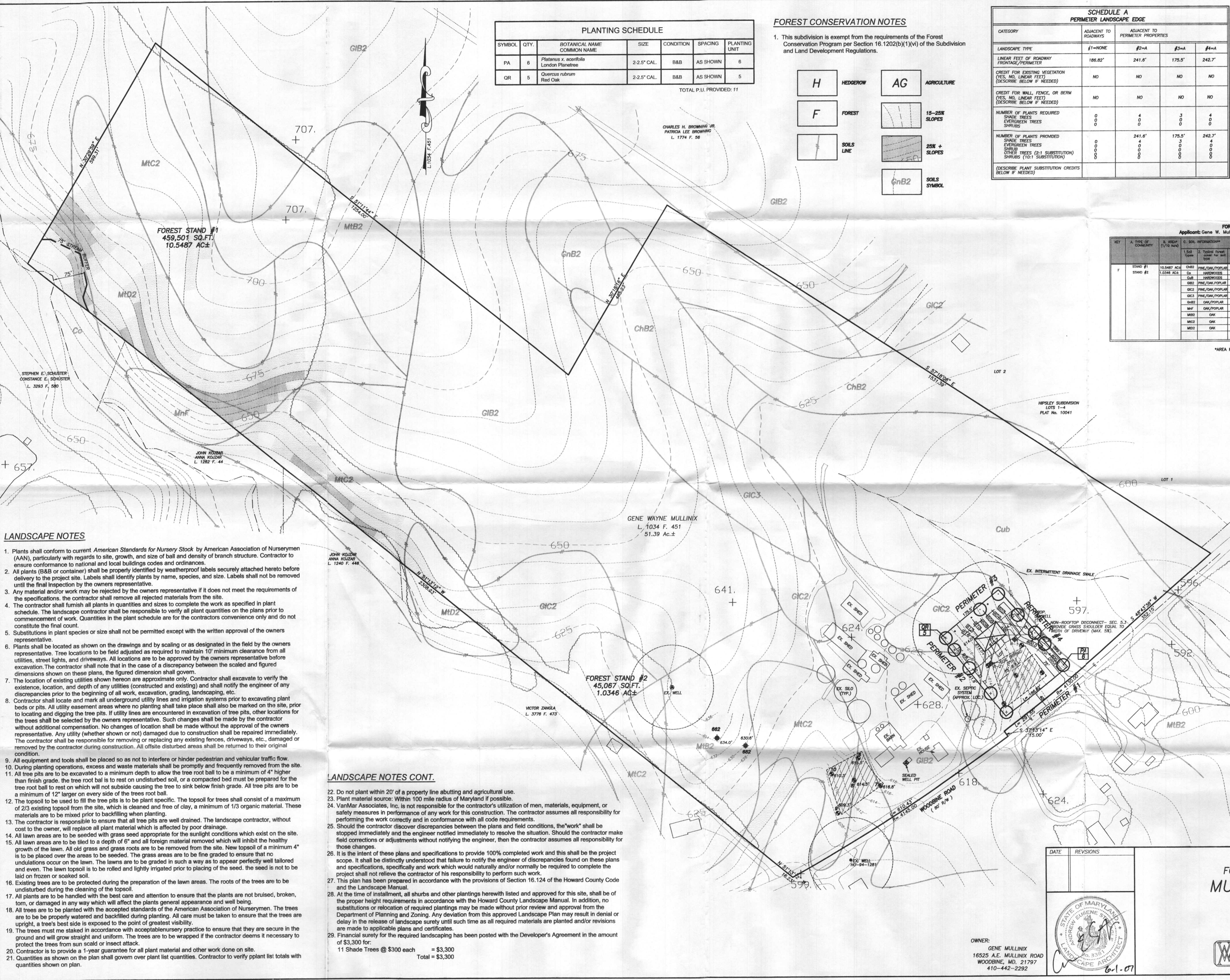


OWNER:
GENE MULLINIX
16525 A.E. MULLINIX ROAD
WOODBINE, MD, 21797
410-442-2292

LANDSCAPE PLAN/ FOREST CONSERVATION PLAN MULLINIX FEED LOT

LIBER 1034 FOLIO 451
SITUATED ON WOODBINE ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' APRIL, 2007

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
210 South Main Street, P.O. Box 308 Mount Airy/Maryland 21771
(301) 893-8888 (301)851-5015 (410) 540-2751



PLANTING SCHEDULE						
SYMBOL	QTY.	BOTANICAL NAME COMMON NAME	SIZE	CONDITION	SPACING	PLANTING UNIT
PA	6	Platanus x. acerifolia London Planetree	2-2.5" CAL.	B&B	AS SHOWN	6
QR	5	Quercus rubrum Red Oak	2-2.5" CAL.	B&B	AS SHOWN	5

TOTAL P.L.U. PROVIDED: 11

FOREST CONSERVATION NOTES

1. This subdivision is exempt from the requirements of the Forest Conservation Program per Section 16.1202(b)(1)(v) of the Subdivision and Land Development Regulations.

H	HEDGEROW	AG	AGRICULTURE
F	FOREST	15-25% SLOPES	
SOILS LINE		25% + SLOPES	
		GnB2	SOILS SYMBOL

CATEGORY	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	186.82'	241.6'	175.5'	242.7'
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET) (DESCRIBE BELOW IF NEEDED)	NO	NO	NO	NO
NUMBER OF PLANTS REQUIRED				
SHADE TREES	0	4	3	4
EVERGREEN TREES	0	0	0	0
SHRUBS	0	0	0	0
NUMBER OF PLANTS PROVIDED		241.6'	175.5'	242.7'
SHADE TREES	0	4	3	4
EVERGREEN TREES	0	0	0	0
SHRUB	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0
SHRUBS (10:1 SUBSTITUTION)	0	0	0	0
DESCRIBE PLANT SUBSTITUTION CREDITS BELOW IF NEEDED				

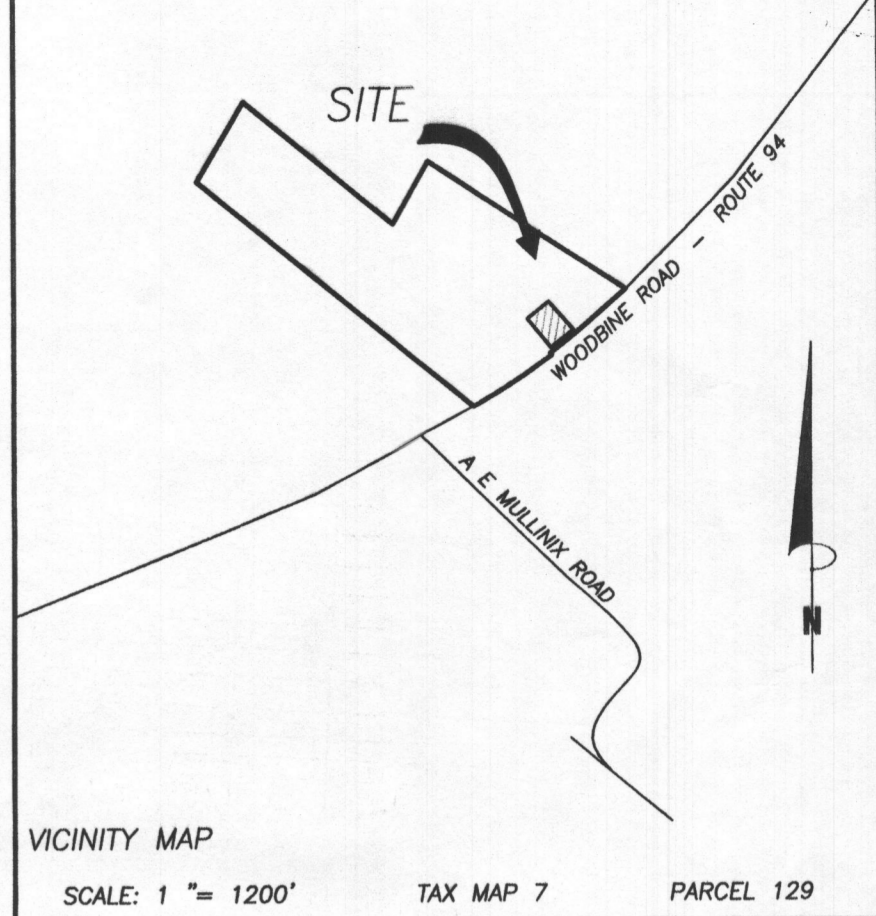


EXHIBIT 3-2 FOREST STAND ANALYSIS TABLE							
KEY	A. TYPE OF COMMUNITY	B. AREA (1/10 ACRE)	C. SOIL INFORMATION	D. CROWN DENSITY (APPROX. %)	E. STAGE CHARACTERISTICS	F. FOREST AREA (ACRES)	G. HABITAT VALUE
F	STAND #1	10.5487 AC	ChB2	30	10-20'	1.0588 AC	EXCELLENT
F	STAND #2	1.0346 AC	ChB2	4	8-10'	0.0000 AC	POOR

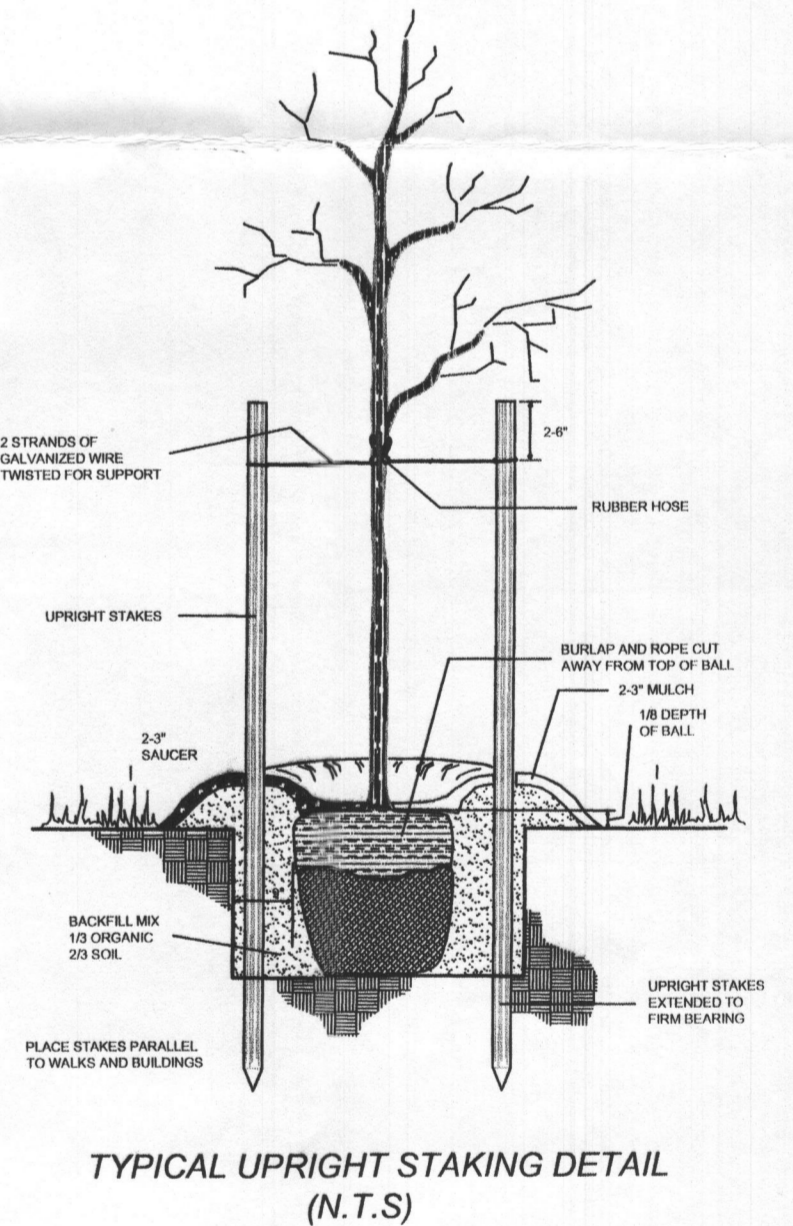
KEY	A. TYPE OF COMMUNITY	B. AREA (1/10 ACRE)	C. SOIL INFORMATION	D. CROWN DENSITY (APPROX. %)	E. STAGE CHARACTERISTICS	F. FOREST AREA (ACRES)	G. HABITAT VALUE
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F	STAND #2	1.0346 AC	ChB2	4	8-10'	0.0000 AC	POOR
						1.0588 AC ± TOTAL SENSITIVE AREA	

LANDSCAPE NOTES

- Plants shall conform to current American Standards for Nursery Stock by American Association of Nurserymen (AAN), particularly with regards to site, growth, and size of ball and density of branch structure. Contractor to ensure conformance to national and local building codes and ordinances.
- All plants (B&B or container) shall be properly identified by weatherproof labels securely attached hereto before delivery to the project site. Labels shall identify plants by name, species, and size. Labels shall not be removed until the final inspection by the owners representative.
- Any material and/or work may be rejected by the owners representative if it does not meet the requirements of the specifications. The contractor shall remove all rejected materials from the site.
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- Contractor is to provide a 1-year guarantee for all plant material and other work done on site.
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LANDSCAPE NOTES CONT.

- Do not plant within 20' of a property line abutting and agricultural use.
- Plant material source: Within 100 mile radius of Maryland if possible.
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- 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 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.
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 - Total = \$3,300



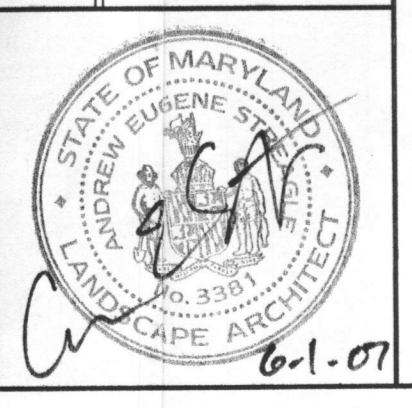
DEVELOPER'S/BUILDER'S CERTIFICATE

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 EXCLUDED ONE YEAR GUARANTEE OF PLANT MATERIALS, WILL BE SUBMITTED TO THE DEPARTMENT OF PLANNING AND ZONING.

OWNER/DEVELOPER _____ DATE _____

DATE	REVISIONS

OWNER:
GENE MULLINIX
16525 A.E. MULLINIX ROAD
WOODBINE, MD, 21797
410-442-2292



**LANDSCAPE PLAN/
FOREST CONSERVATION PLAN
MULLINIX FEED LOT**

LIBER 1034 FOLIO 451
SITUATED ON WOODBINE ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' APRIL, 2007

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
210 South Main Street, 2nd Floor, Annapolis, Maryland 21401
(410) 293-8800 (301) 951-5015 (410) 540-2751

