



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

Marsha S. McLaughlin, Director

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

September 18, 2006

Ms. Kimberly Groves, P.E.
C/o KCW Engineering Technologies, Inc.
3106 Lord Baltimore Dr.
Suite 110
Baltimore, MD. 21244

RE: F-03-136 (Iager Property)

Dear Ms. Groves:

This letter is in response to your information request involving property located at 8281 Murphy Road. It is Staff's understanding that you are seeking permission to submit an "O's Only" plat to correct distances information. The Subdivision Review Committee (SRC) has reviewed your request and offers the following comments:

- It is unclear how surrounding properties may be impacted by the proposed corrections. In addition, any lot line changes may impact percolation certification information and you will need to contact the Health Department directly (410-313-6300) to discuss this issue.
- Due to the above-mentioned concerns, **the SRC is unable to grant approval to your request for an "O's Only" submission.**

Should you have any additional questions concerning this letter, please contact me at 410-313-2350.

Sincerely,

Tanya Krista-Maenhardt, AICP
Division of Land Development

CH/tm/correspondence/Iager Property F-03-136 9-18-06

CC: DED
HEALTH
Brenda Luber



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October 13, 2006

Ms. Kimberly Groves, P.E.
C/o KCW Engineering Technologies, Inc.
3106 Lord Baltimore Dr.
Suite 110
Baltimore, MD. 21244

RE: F-03-136 (Iager Property)

Dear Ms. Groves:

In response to your request to submit an "original only" subdivision plat to revise or correct an existing recorded plat to the Division of Land Development hereby gives authorization to proceed, subject to submission of the following required items:

1. **You are advised that the plat originals will not be accepted by this Division for signature approvals and recordation until written documentation is provided from the Real Estate Services Division, Department of Public Works (410-313-2330) that any public easement documents have been prepared and accepted by that office;**
2. An original mylar plat with an original surveyor's seal and signatures, and containing no stick-ons or press-type lettering;
3. A completed and signed Department of Planning and Zoning, Division of Land Development, final subdivision application and checklist;
4. A completed and signed DPZ, Development Engineering Division final plat checklist;
5. Payment to the Director of Finance and charged to account number **R-011-005-4205** of the DPZ, Development Engineering Division Plat Review Fee: [**\$50.00/lot**, (open space lots included) **\$100.00** minimum/**\$1,000.00** maximum for resubdivision plat; or **\$200.00** per plat for revision plats]. Verify this requirement with the Development Engineering Division at (410) 313-2420. Should these fees not be required, then a memo from DPZ is required at the time of submission for the plat original;
6. Payment to the Director of Finance of a processing fee of **\$300.00** per plat sheet as indicated in the adopted fee schedule, and a distribution fee of **\$22.44** per plat sheet;
7. A check made payable to the Clerk of the Court of a recording fee of **\$5.00** per plat sheet, a Use-In-Common Driveway Maintenance Agreement fee of **\$40.00** for 1 thru 9 sheets, or **\$95.00** for 10 plus sheets. **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.**
8. One copy of this letter;
9. Three plat copies with highlighted revisions;
10. If the subject property is utilizing private septic and/or well system, and is a part of a previously recorded subdivision, provide one copy of the recorded plat so that Environmental Health may review this plat in a timely manner;
11. If the proposed plat revision involves the addition or extension of a public easement, contact the Real Estate Services Division of the Department of Public Works (410-313-2330) regarding the

completion and recordation of required easement documents. With the submission of the plat original, provide a receipt from that agency verifying that all easement documentation has been completed;

12. If the proposed plat revision includes the dedication of public road right-of-way for road widening, contact the Real Estate Services Division of the DPW (410-313-2330) regarding the preparation and execution of the required deed. With the submission of the plat original, provide a receipt from that agency verifying that the deed has been completed.
13. If the plat proposes the modification or relocation of any property lines, rights-of-way or floodplain, submission of parcel and right-of-way boundaries in a digital format meeting the following County standard is required:

Digital Plat Submissions

- AutoCAD version 2000 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.
- 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 tables:

AutoCAD Format					
No.	Layer's Name	Description	Color	Line Type	Text Style
1	Lot Line	Lot Line	Red	Solid	N/A
2	Parcelrow	Parcel Outline and Right Of Way	Yellow	Solid	N/A
3	Sublabel	Subdivision Labels	Red	Solid	See note

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

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

If you have any questions or would like a sample digital file, please contact Michael White of the Department of Planning and Zoning at (410) 313-4373.

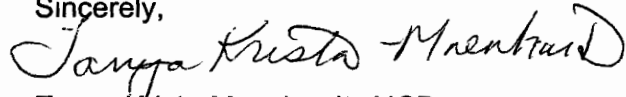
14. Submission of two accurate 1"=600' scale reductions of the subdivision plat indicating lots/parcels with lot numbers/parcel letters and rights-of-way.
15. Submission of a Forest Conservation Data Summary.
16. **The authorization to process this plat as an original is valid for a period of sixty (60) days from the date of this letter or until December 12, 2006.**

Before submitting the plat, we require you to revise the plat original to comply with the attached comments.

When the above is accepted, the plats will be circulated for signature approval and recordation. Please contact Carol Stirn of the Department of Planning and Zoning at (410) 313-2350 to schedule an appointment to submit the original plat for signature. Please bring this letter with you as it will serve as the checklist for final plat original submission.

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

Sincerely,



Tanya Krista-Maenhardt, AICP
Division of Land Development

CH/tmaenhardt/Originals Only 2006/lager Property F-03-136 10-13-06

cc: DPZ, Development Engineering Division
Environmental Health
Kent Sheubrooks
RES, DPW

Department of Planning and Zoning-DLD
October 13, 2006

RE: Preliminary O's Only Comments for Iager Property-Lot 1

Planner: TKM

1. This will be considered a plat of correction. The Title Block will need to be renamed accordingly. It shall be called "Plat of Correction for Iager Property Lot 1, as shown on Plat #_____." (Please fill in the appropriate plat recordation number associated with F-03-136.)
2. Update General Note #2. The Purpose and Intent should outline the proposed revisions to the plat of correction.
3. Update General Note #14. It should review how forest conservation was addressed for F-03-136 but should also state that this plat of correction is exempt from the requirements of the Forest Conservation Act per Section 16.1202(b)(1)(vii) of the Howard County Code because it is a plat of correction that does not create any additional lots.
4. Update/correct General Notes #5 through #7 as necessary.
5. Confirm that all addresses and phone numbers shown on the plat are current.
6. **Staff reserves the right to make additional comment once the formal submittal is received.**

Tmaenhardt/Original Only 2006/Iager property prelim comments