PERMIT NUMBER: B **DATE ACCEPTED:**

RESIDENTIAL BUILDING PERMIT APPLICATION

HOWARD COUNTY DEPARTMENT OF INSPECTIONS, LICENSES, AND PERMITS

3430 COURT HOUSE DRIVE, ELLICOTT CITY, MD 21043 - PHONE: (410) 313-2455 OPTION #4

www.howardcountymd.gov

BUILDING SITE ADDRESS *REQUIRED*

Street Address: 1730 Florence Rd		Unit:
City: Mount Airy	State: **MD**	Zip Code: 21771
Subdivision/Village/Complex Name:		SDP/WP/BA #:
Lot: 4	Tax Map:	Parcel:	Grading Permit #:

DESCRIPTION OF WORK *REQUIRED*

Existing Use:	Proposed Use:	Estimated Cost: $ 45K-50K

Trade Work to Be Completed *(Separate Permits Required)*: ☐ Mechanical (HVACR) ☐ Electrical ☐ Plumbing ☒ None

Pole building 12 wide 30x40

PROPERTY OWNER INFORMATION *REQUIRED*

Owner(s) Name(s) *(As it appears on tax records)*:		Primary Residence: ☒ Yes ☐ No
Owner's Street Address: 1730 Florence Road		
City: Mount Airy	State: MD	Zip Code: 21771
Phone: 301-671-1467	Email:	

APPLICANT NAME *REQUIRED - INDIVIDUAL WHO SIGNS THIS APPLICATION*

Business Name:	Contact Name:	
Street Address:		
City: same	State:	Zip Code:
Phone:	Email:	

CONTRACTOR INFORMATION *REQUIRED*

Business Name: CHA Pole Barns		
Licensee's Name:	**License #:** MD 130040	
Street Address: 796 Lancaster Pike		
City: Quarryville	State: PA	Zip Code: 17566
Phone: 717-987-4673	Email:	

ARCHITECT/ENGINEER INFORMATION *INDIVIDUAL WHO SIGNED PLANS, IF APPLICABLE*

Business Name:	Name:	
Street Address:		
City:	State:	Zip Code:
Phone:	Email:	

BUILDING CHARACTERISTICS *REQUIRED*

Primary Structure: ☒ SF Dwelling ☐ SF Townhouse ☐ SF Duplex ☐ Mobile Home ☐ Multi-Family Dwelling (MF*) | Condo: ☐ Yes ☒ No

Utilities: ☒ Electric ☐ Gas | Water Supply: ☐ Public ☒ Private (Well) | Sewage Disposal: ☐ Public ☒ Private (Septic)

Heating System: ☐ Electric ☐ Natural Gas ☐ Propane ☒ Other: | Roadside Tree Project: ☒ No ☐ Yes: #

Sprinkler System: ☐ NFPA 13 ☐ NFPA 13R ☐ NFPA 13D ☒ None | Fire Alarm System: ☐ Yes ☒ No ☐ Voice Evac

ADDITIONAL RESIDENTIAL INFORMATION *(PLEASE SELECT/COMPLETE ALL THAT APPLY)*

Model Name & Options:

# of Bedrooms (SF):	# of efficiency units (MF*):	# of 1 BR (MF*):	# of 2 BR (MF*):	# of 3 BR (MF*):
# Rooms:	# Full Baths:	# Half Baths:	# Fireplaces:	

Garage/Carport Info: ☐ Attached Garage ☒ Detached Garage ☐ Integral Garage ☐ Carport ☐ None

Basement/Foundation Info: ☐ Slab on Grade ☒ Post & Pier ☐ Unfinished Basement ☐ Finished Basement: ☐ Full or ☐ Partial

1st Fl Width:	1st Fl Depth:	2nd Fl Width:	2nd Fl Depth:	Bsmt Width:	Bsmt Depth:

Energy Method: ☐ Prescriptive ☐ Performance ☐ UA Alternative ☐ ERI | Gross Area: sq ft | Occupiable Area: sq ft

AGREEMENT/ DISCALIMER *REQUIRED*

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

APPLICANT'S ORIGINAL SIGNATURE — DATE SIGNED: 5-25-23

FOR OFFICE USE ONLY

CHECKS PAYABLE TO: DIRECTOR OF FINANCE OF HOWARD COUNTY

AGENCIES REQUIRED/APPROVALS:

☐ PR	☐ DPZ	☐ DED	☐ Health Hank Oswald 6/6/23	☐ SHA	☐ CID

SUBMITTAL FEES:	PAYMENT: Check 1056	ACCEPTED BY:

CHA Pole Barns
796 Lancaster Pike Quarryville, PA 17566
Business: 717-687-6673 Fax: 717-205-2010
Sales Associate: Lee Kelch

Building Specifications

Building Width	36'
Building Length	40'
Building Height	12'
Eave Overhang	18 in.
Gable Overhang	18 in.
Pitch of Roof	4 in./12
Style of Building	Post Frame

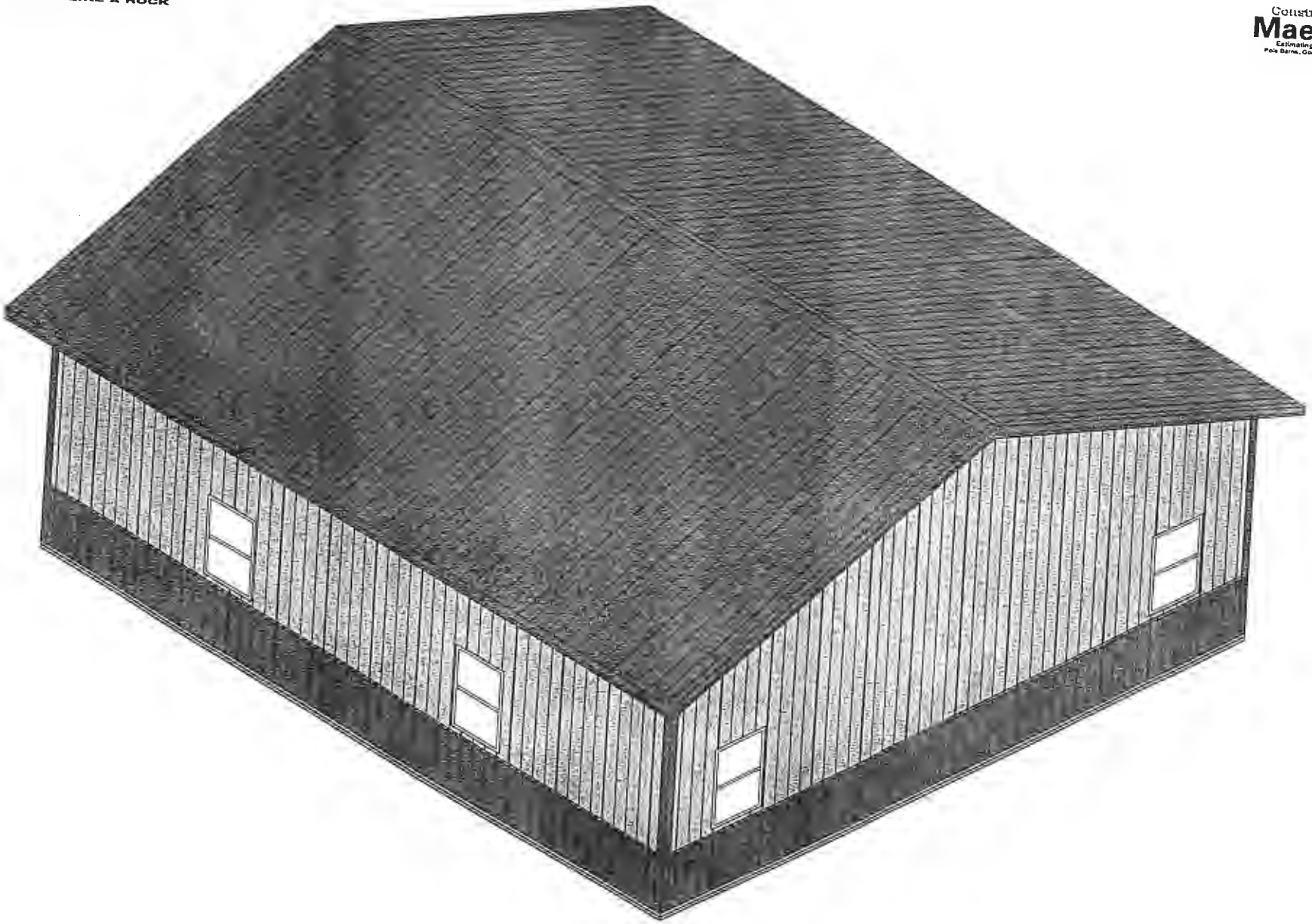
Customer Name	Wesley Santini
Customer Address	1730 Florence Road Mount Airy, MD 21771
Customer Phone	Call 301-674-1467
Estimate Number	1300
Date of Estimate	5/17/2023 This quote is good for 30 days.

powered by Symun Systems, Inc. www.symun.com

Note: The reports, elevations, diagrams, and drawings included in this estimate are not architectural blueprints. The builde r is responsible for structural integrity, proper usage of materials, and adhering to local building codes. Always be sure to verify the materials and drawing packet with your local building inspector, engin eer, or architect. Every effort has been made to create accurate and detailed drawings and reports. However, due to the number of combinations of materials that can be used, there exists the possibility for errors. This packet is an estimate and should be reviewed by the builder before starting the project. Symun Systems, Inc accepts no responsibility for engineering, building codes violations, or the structural integrity of the building.

CHA
BUILT LIKE A ROCK

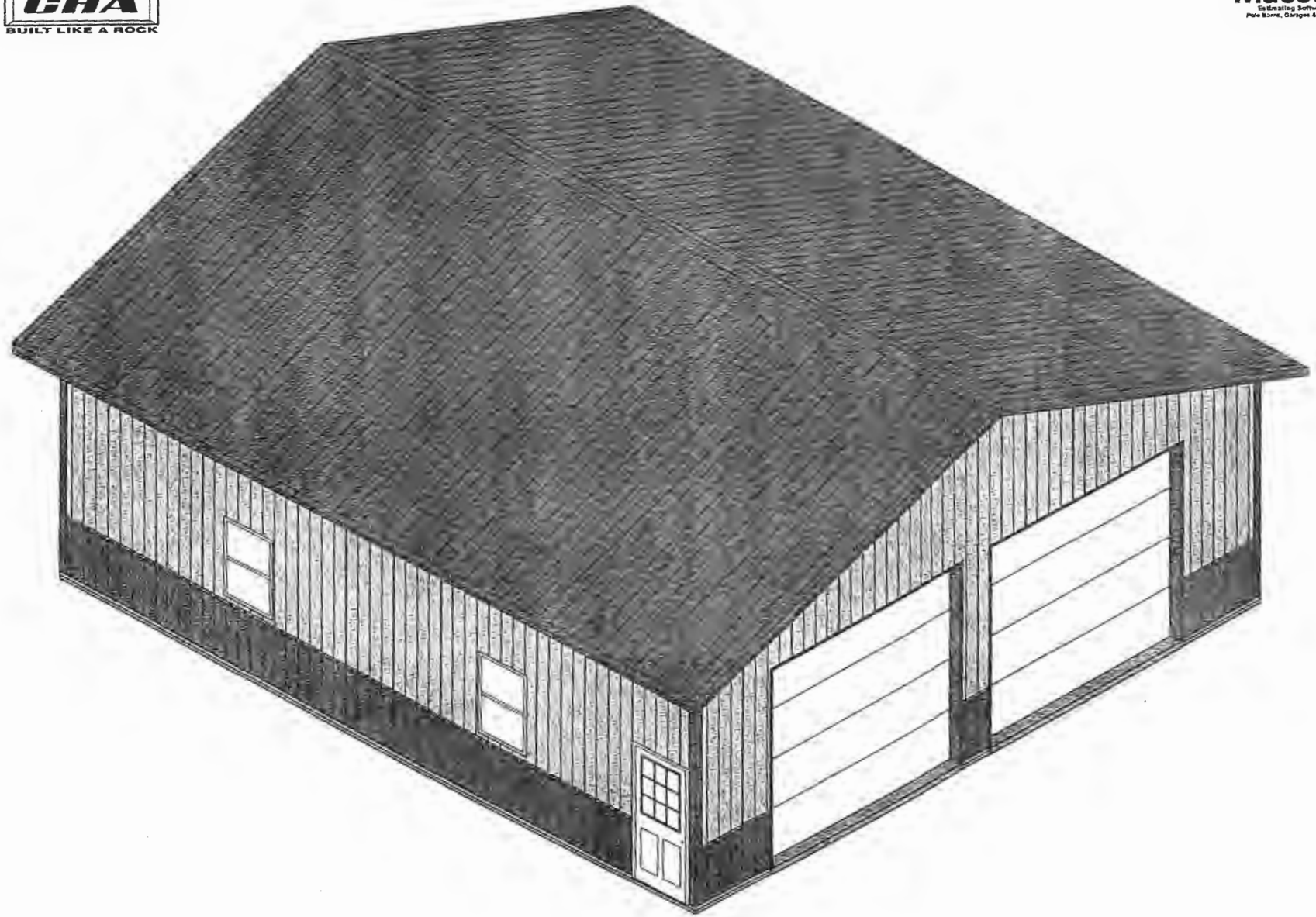
Construction Maestro®
Estimating Software
Pole Barns, Garages & Decks



Wesley Santini
Estimate Number: 1300
5/17/2023

CHA
BUILT LIKE A ROCK

Construction Maestro®
Estimating Software
Pole Barns, Garages & Decks

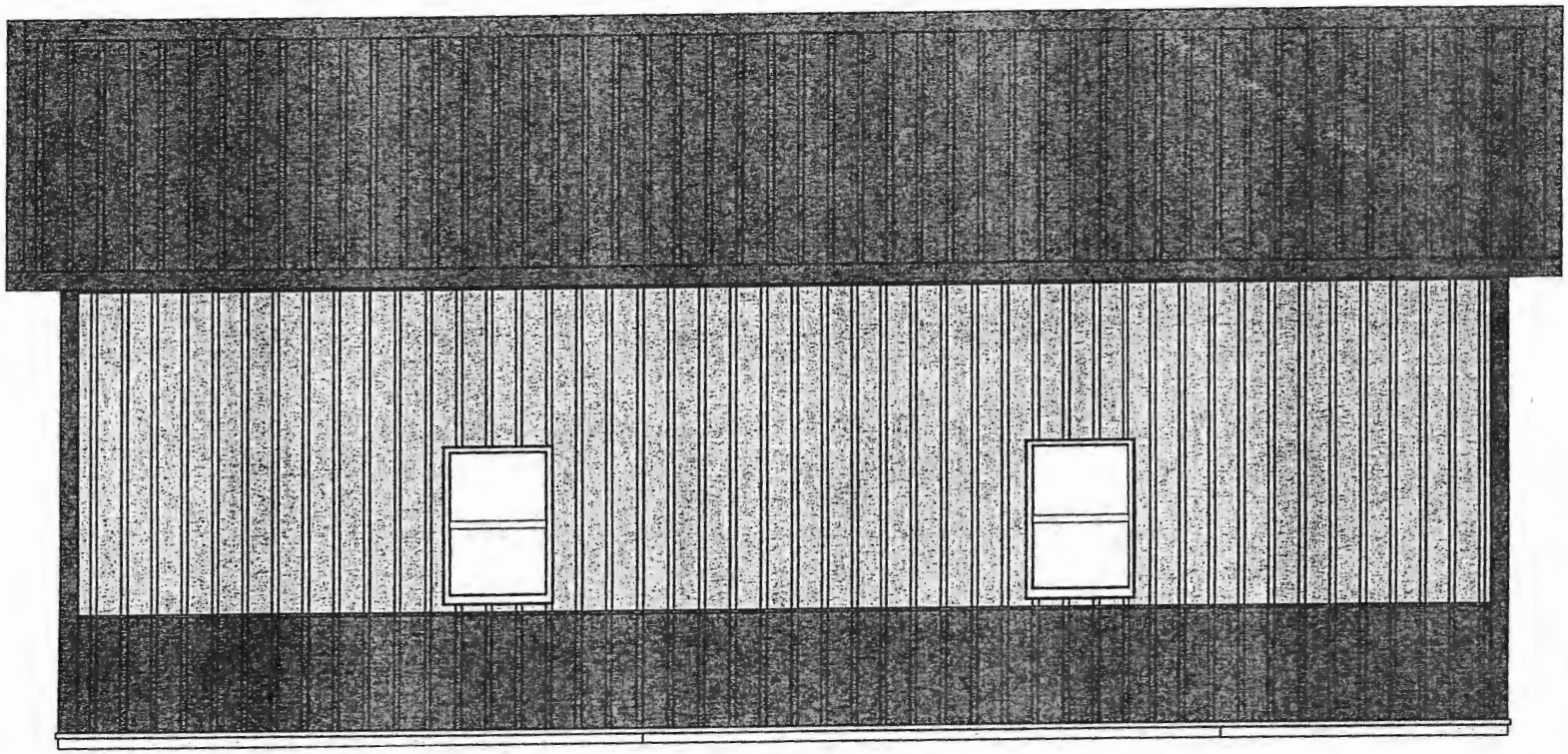


Wesley Santini
Estimate Number: 1300
5/17/2023

CHA
BUILT LIKE A ROCK

SOUTH SIDE-EAVE SIDE 1 ELEVATION

Construction Maestro®
Estimating Software
Pole Barns, Garages & Decks

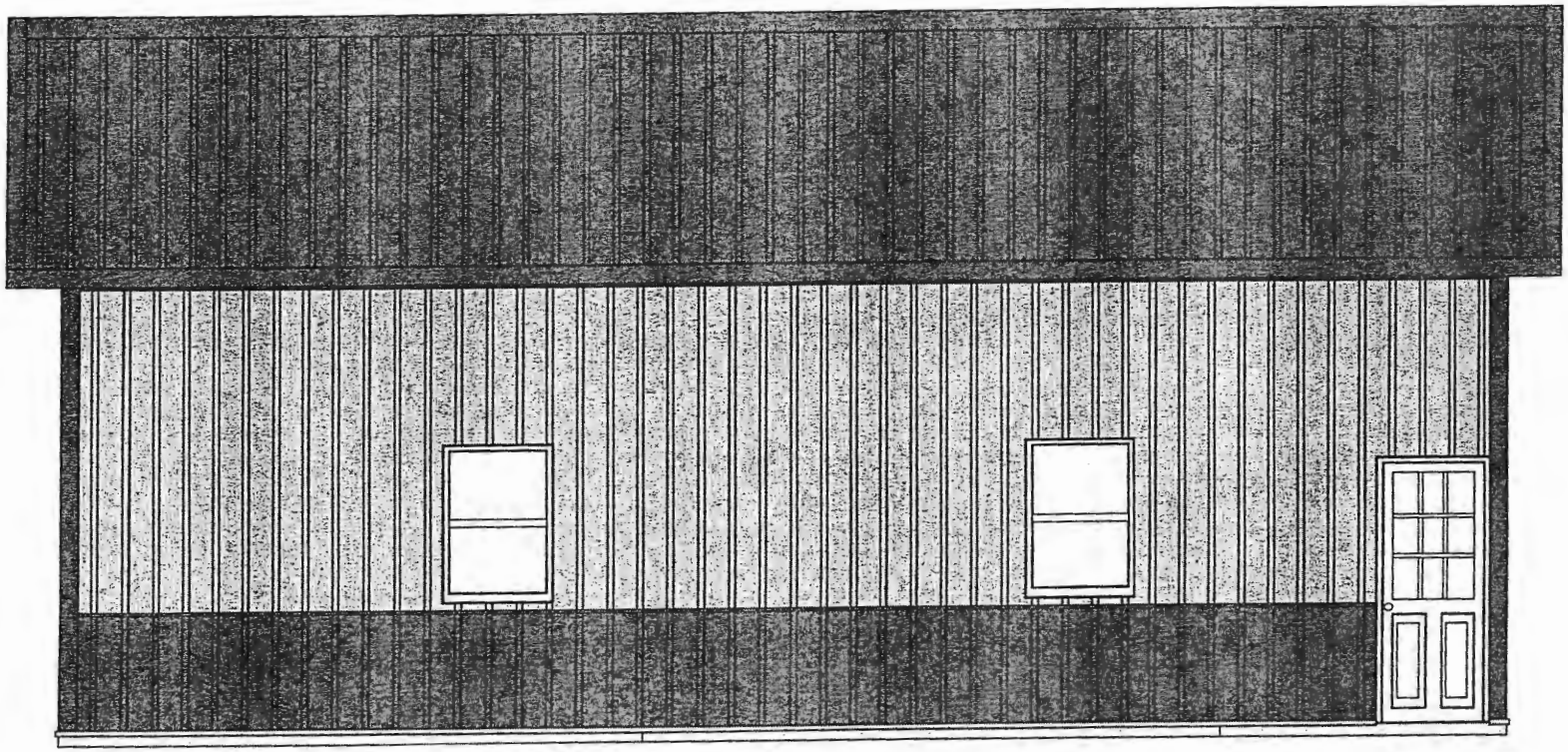


Wesley Santini
Estimate Number: 1300
5/17/2023

CHA
BUILT LIKE A ROCK

NORTH SIDE-EAVE SIDE 2 ELEVATION

Construction Maestro®
Estimating Software
Pole Barns, Garages & Decks

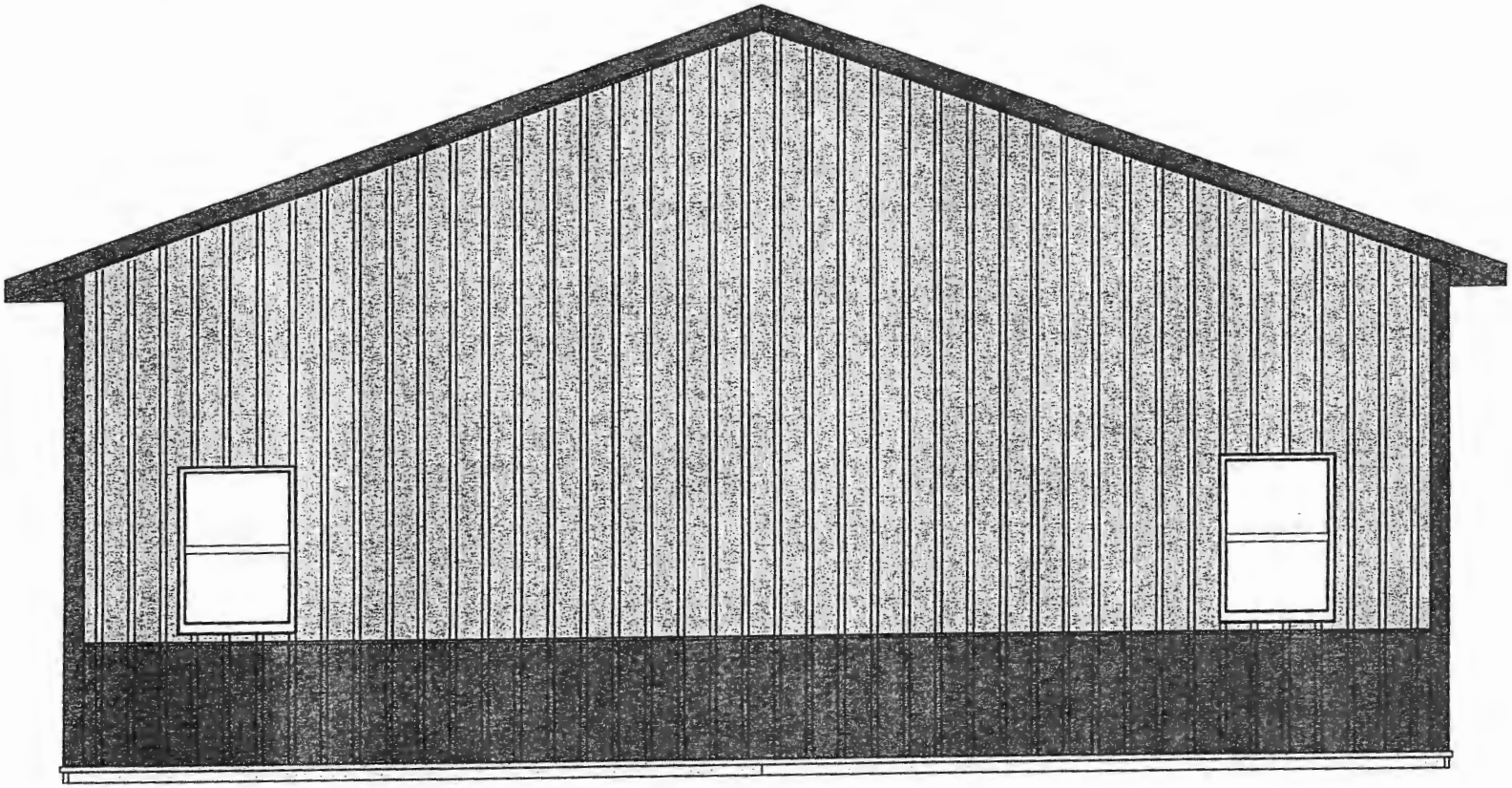


Wesley Santini
Estimate Number: 1300
5/17/2023

CHA
BUILT LIKE A ROCK

EAST SIDE-GABLE SIDE 1 ELEVATION

Construction Maestro®
Estimating Software
Pole Barns, Garages & Decks

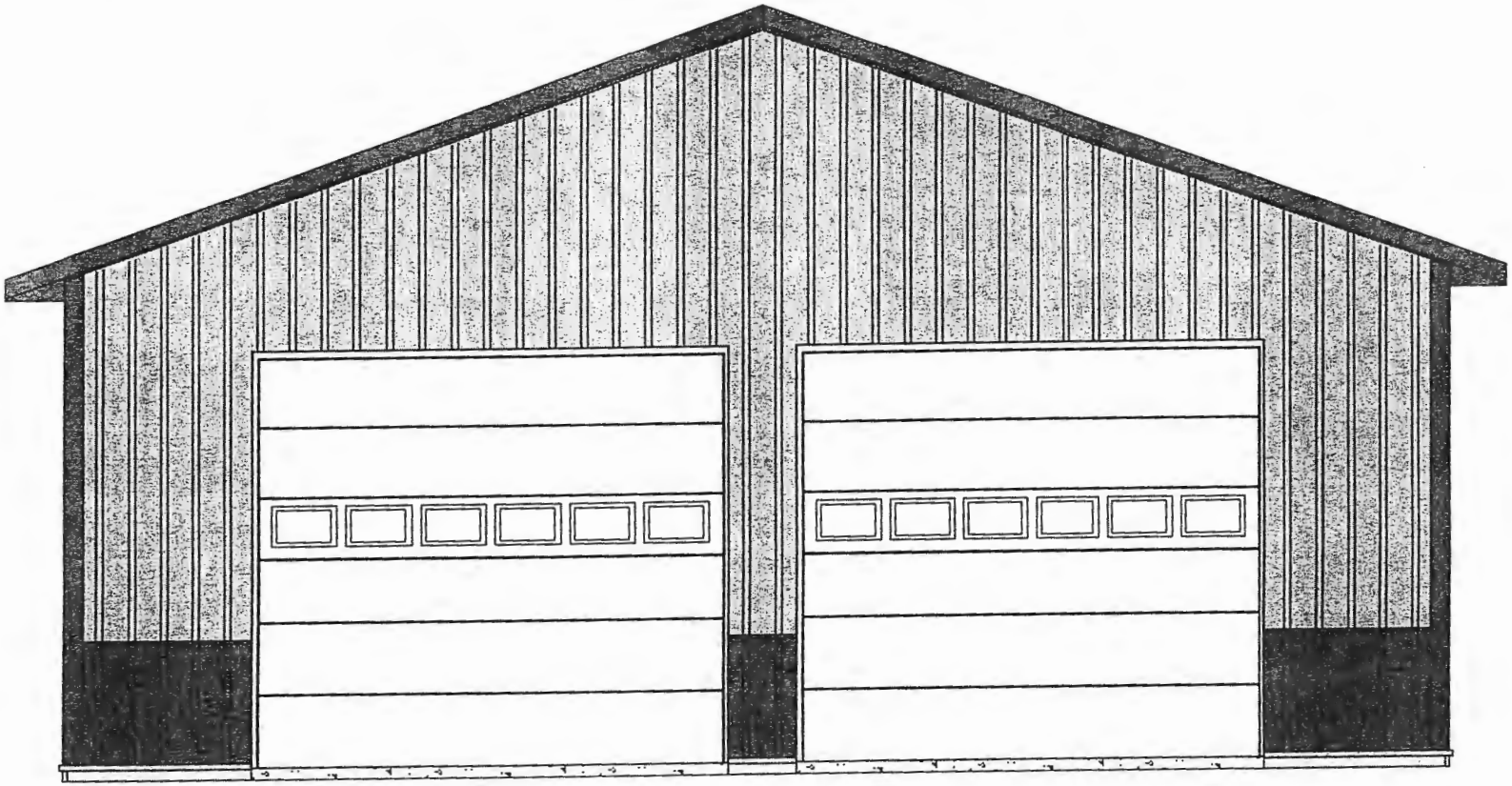


Wesley Santini
Estimate Number: 1300
5/17/2023

CHA
BUILT LIKE A ROCK

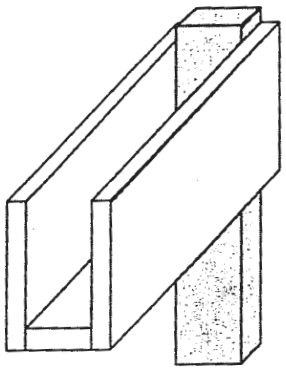
WEST SIDE-GABLE SIDE 2 ELEVATION

Construction Maestro®
Estimating Software
Pole Barns, Garages & Decks



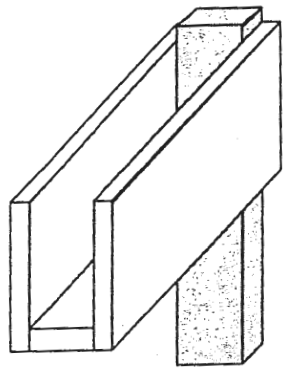
Wesley Santini
Estimate Number: 1300
5/17/2023

Header Details



Pole Barn Header 2 X12 Inside & Out

Header Detail for Overhead Door # 1 on Gable2

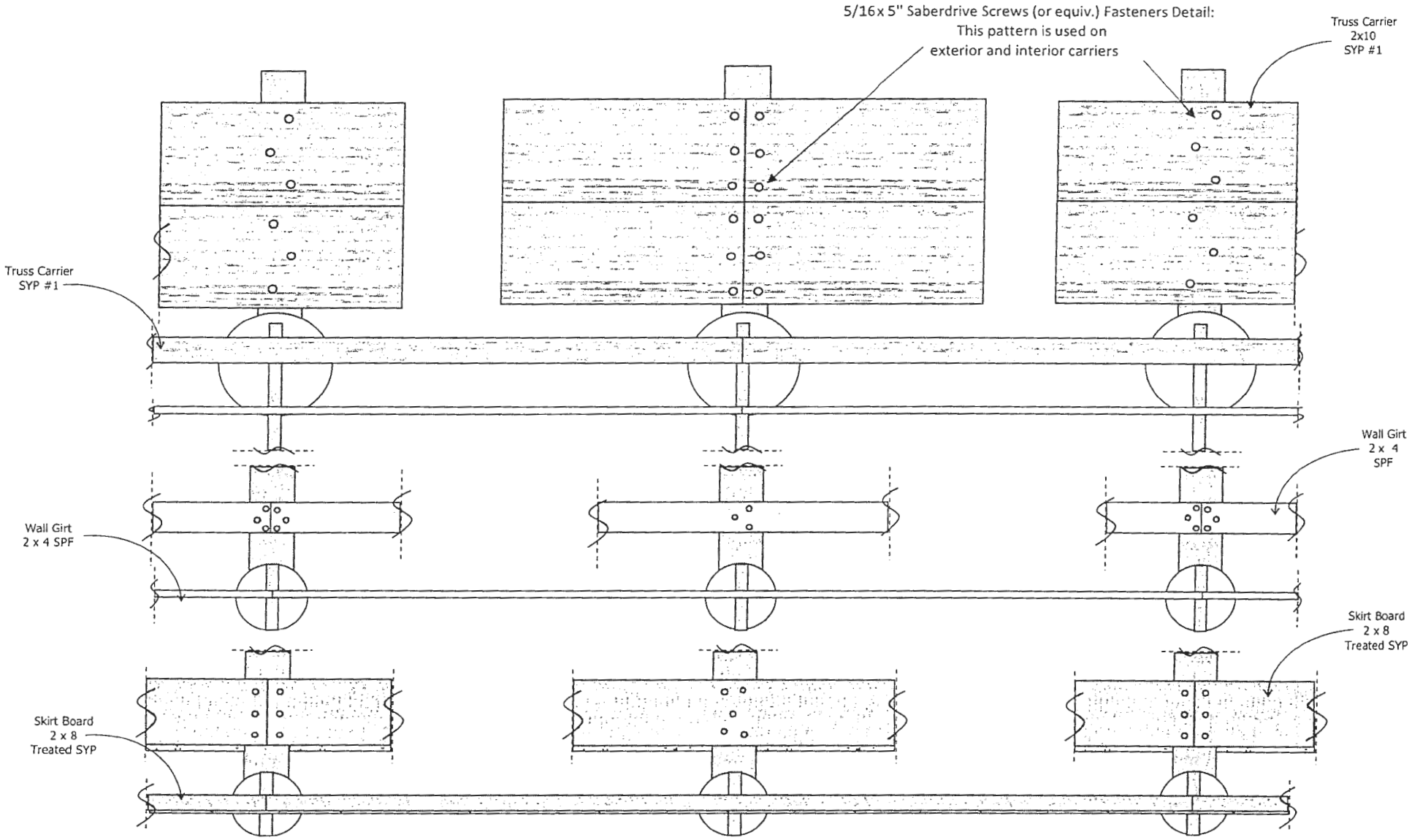


Pole Barn Header 2 X12 Inside & Out

Header Detail for Overhead Door # 2 on Gable2

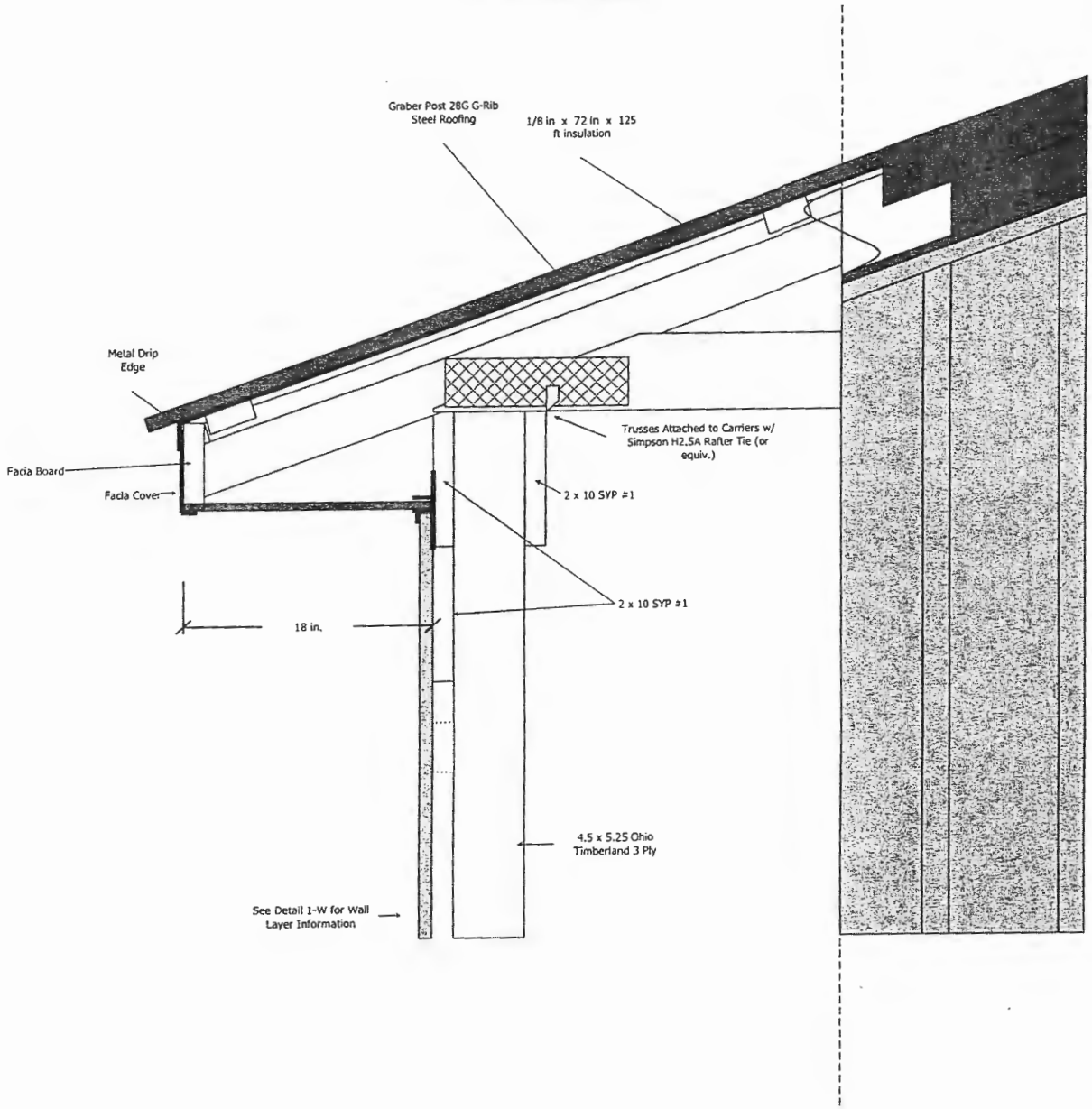
esley Santini
imate Number: 1300
.7/2023

2 x 10 SYP #1 Attachment Detail



NOTE: Nailing pattern for 2x4 roof purlins is the same as nailing pattern for 2x4 wall girts.

Overhang Detail



Wesley Santini
Estimate Number: 1300
5/17/2023

GABLE1 CROSS SECTION

ROOF LAYER 1: SINGLE BUBBLE 1/8 IN X 72 IN X 125 FT
ROOF LAYER 2: BURNISHED SLATE 28G G-RIB STEEL PANEL

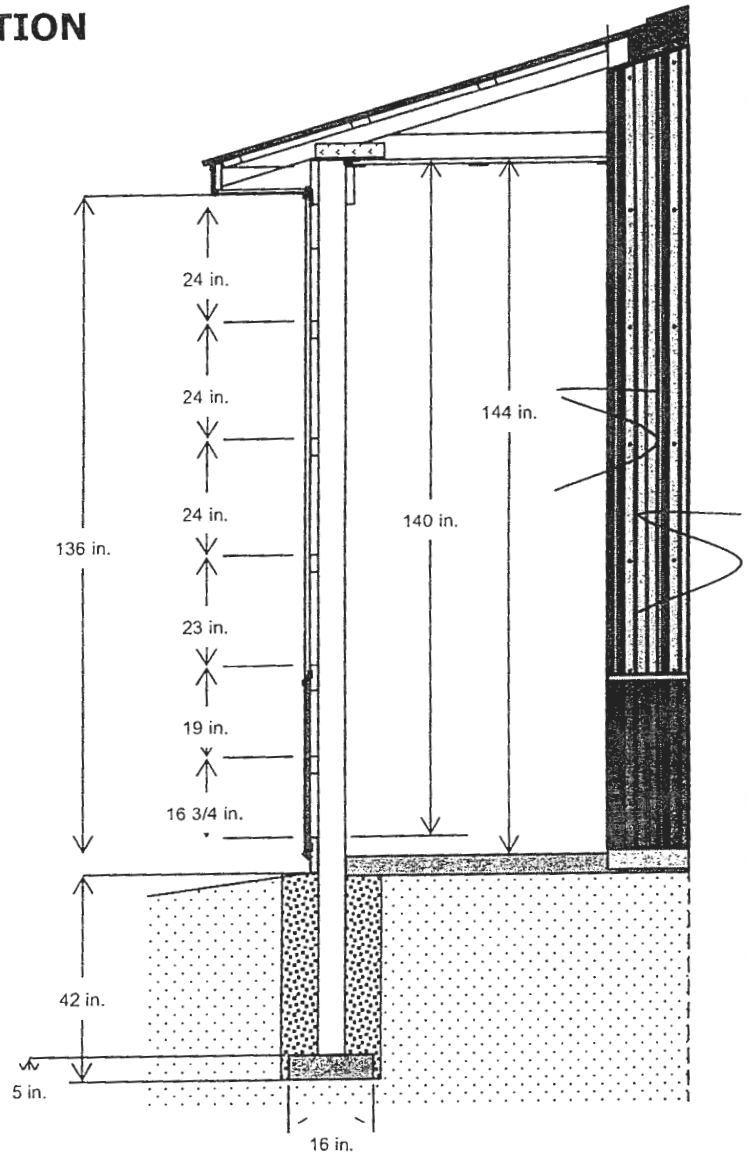
PURLINS: 2 X 4 SPF FASTENED LAYING FLAT
SUB FACIA: 2 X 6 SPF
FACIA COVERING: BURNISHED SLATE STEEL 1 1/2 IN. X 5 1/2 IN. ANGLE 6 X 10 FT 4 IN
UNDEREAVE: BURNISHED SLATE VENTED G-RIB 36 IN X 1 FT 6 IN

CORNER POSTS: OHIO TIMBERLAND 3 PLY 4.5 X 5.25
INTERMEDIATE POSTS: OHIO TIMBERLAND 3 PLY 4.5 X 5.25 SPACING 8 FT O.C.
EXTERIOR CARRIER: SYP #1 2 X 10
INTERIOR CARRIER: SYP #1 2 X 10
EXTERIOR WALL GIRTS: SPF 2 X 4
WALL LAYER 1: CLAY 28G G-RIB STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 8

SIDING BEGINS 3 IN. BELOW THE TOP OF SKIRT BOARD

EARTH GRADE BEGINS 7 1/4 IN. BELOW THE TOP OF SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-3-15 OR 4 IN.)
TRUSS SPACING: 48 IN. O.C.
TRUSS LOADING INFORMATION: TCLL/TCDL/BCLL/BCDL 30-5-0-5
TOTAL TRUSS LOADING = 40 P.S.F.
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

INTERIOR FINISHED FLOOR HT. WILL BE 4 in. BELOW THE TOP OF THE SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL 18 IN. HOLE WITH DIRT
PIER FOOTING: PRECAST 8000 P.S.I. 16 IN. X WIDE 5 IN. THICK CONCRETE PAD

GABLE2 CROSS SECTION

ROOF LAYER 1: SINGLE BUBBLE 1/8 IN X 72 IN X 125 FT
ROOF LAYER 2: BURNISHED SLATE 28G G-RIB STEEL PANEL

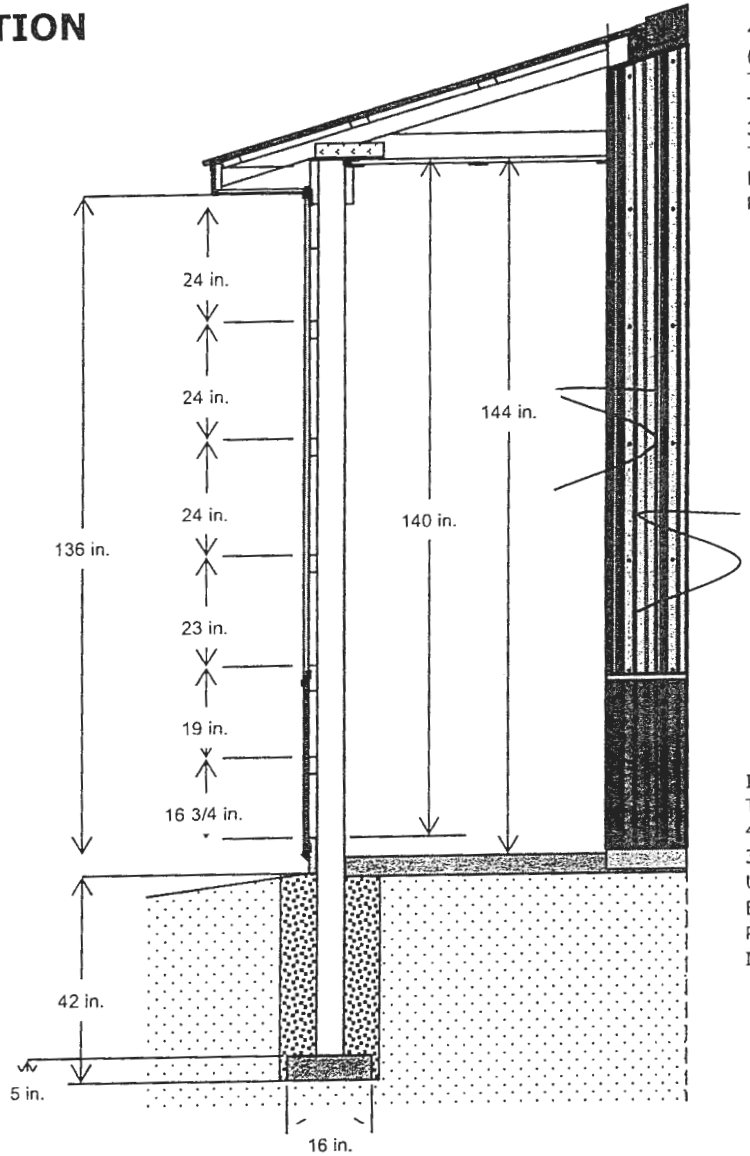
PURLINS: 2 X 4 SPF FASTENED LAYING FLAT
SUB FACIA: 2 X 6 SPF
FACIA COVERING: BURNISHED SLATE STEEL 1 1/2 IN. X 5 1/2 IN. ANGLE 6 X 10 FT 4 IN
UNDEREAVE: BURNISHED SLATE VENTED G-RIB 36 IN X 1 FT 6 IN

CORNER POSTS: OHIO TIMBERLAND 3 PLY 4.5 X 5.25
INTERMEDIATE POSTS: OHIO TIMBERLAND 3 PLY 4.5 X 5.25 SPACING 8 FT O.C.
EXTERIOR CARRIER: SYP #1 2 X 10
INTERIOR CARRIER: SYP #1 2 X 10
EXTERIOR WALL GIRTS: SPF 2 X 4
WALL LAYER 1: CLAY 28G G-RIB STEEL PANEL

EXTERIOR SKIRT BOARD: TREATED 2 X 8

SIDING BEGINS 3 IN. BELOW THE TOP OF SKIRT BOARD

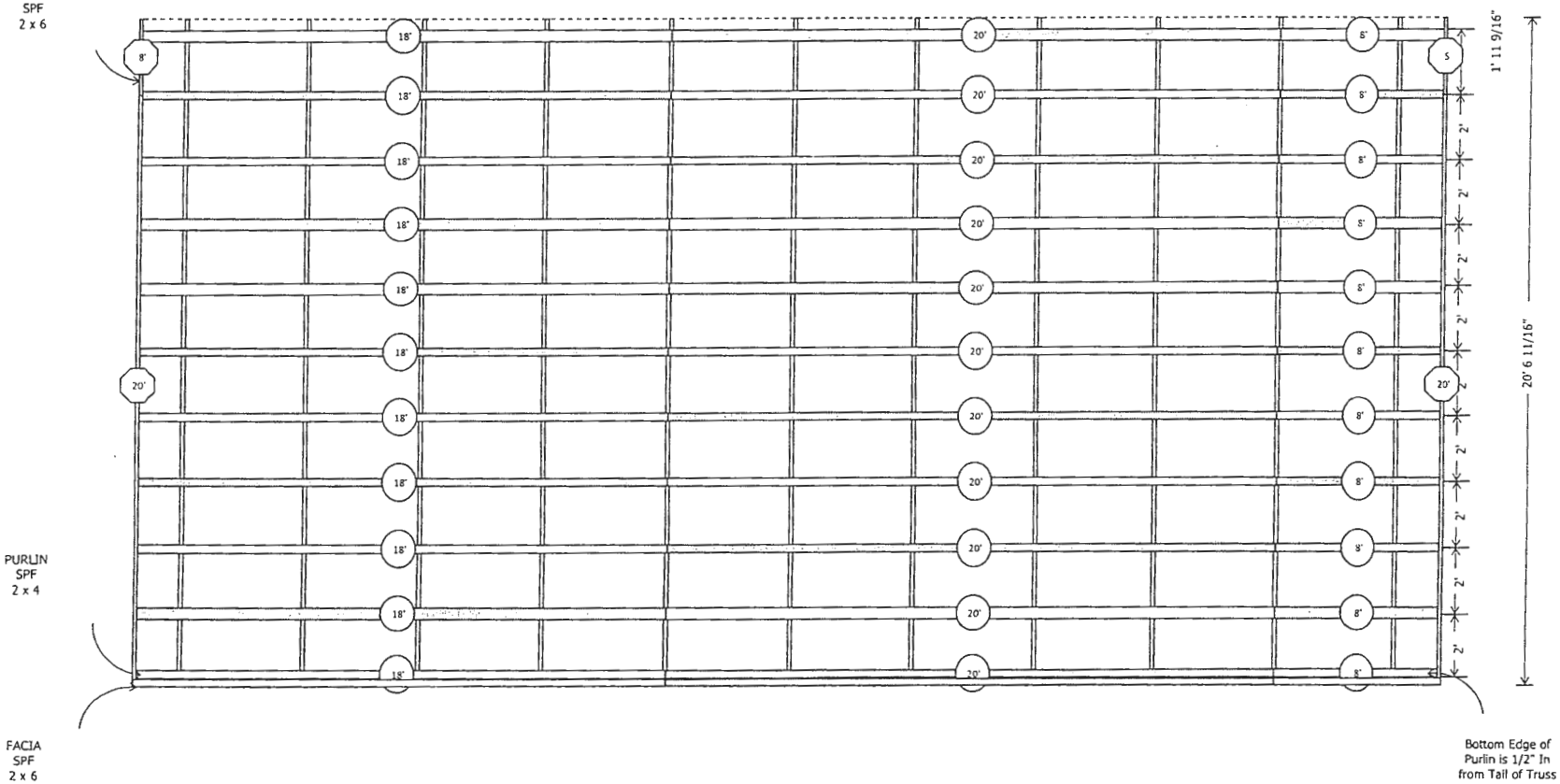
EARTH GRADE BEGINS 7 1/4 IN. BELOW THE TOP OF SKIRT BOARD



4/12 PITCH TRUSS SYSTEM WITH A STANDARD HEEL (HEEL HEIGHT: 0-3-15 OR 4 IN.)
TRUSS SPACING: 48 IN. O.C.
TRUSS LOADING INFORMATION: TCLL/TCDL/BCLL/BCDL 30-5-0-5
TOTAL TRUSS LOADING = 40 P.S.F.
BRACE PER TRUSS MANUFACTURER'S RECOMMENDATIONS

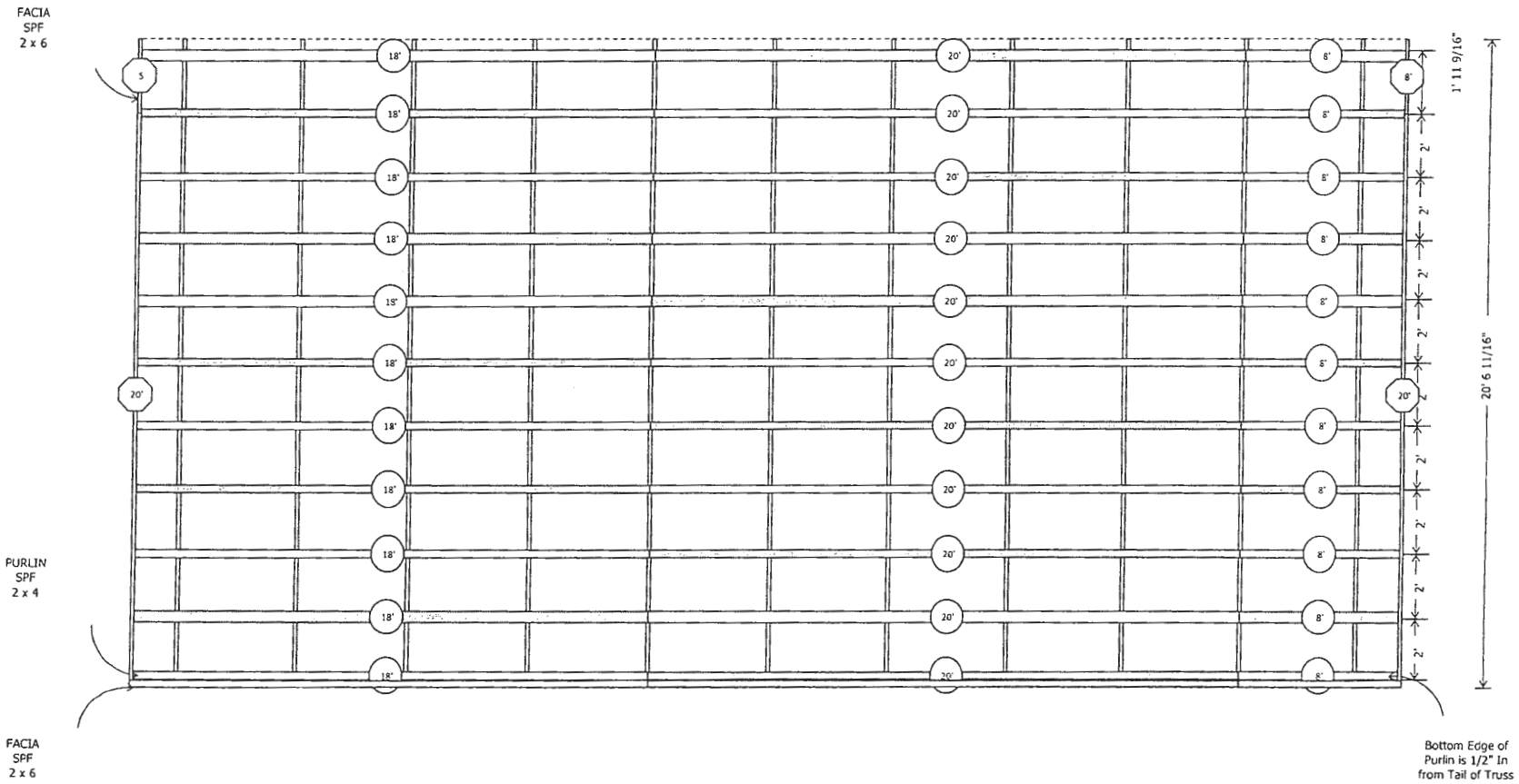
INTERIOR FINISHED FLOOR HT. WILL BE 4 in. BELOW THE TOP OF THE SKIRT BOARD
4 IN. CONCRETE FLOOR W/STRUCTURAL STRENGTH - 3500 P.S.I.
UNDISTURBED SOIL OR COMPACTED SAND FILL
BACKFILL 18 IN. HOLE WITH DIRT
PIER FOOTING: PRECAST 8000 P.S.I. 16 IN. X WIDE 5 IN. THICK CONCRETE PAD

SOUTH SIDE-EAVE SIDE 1 TRUSS AND PURLIN LAYOUT



Wesley Santini
Estimate Number: 1300
5/17/2023

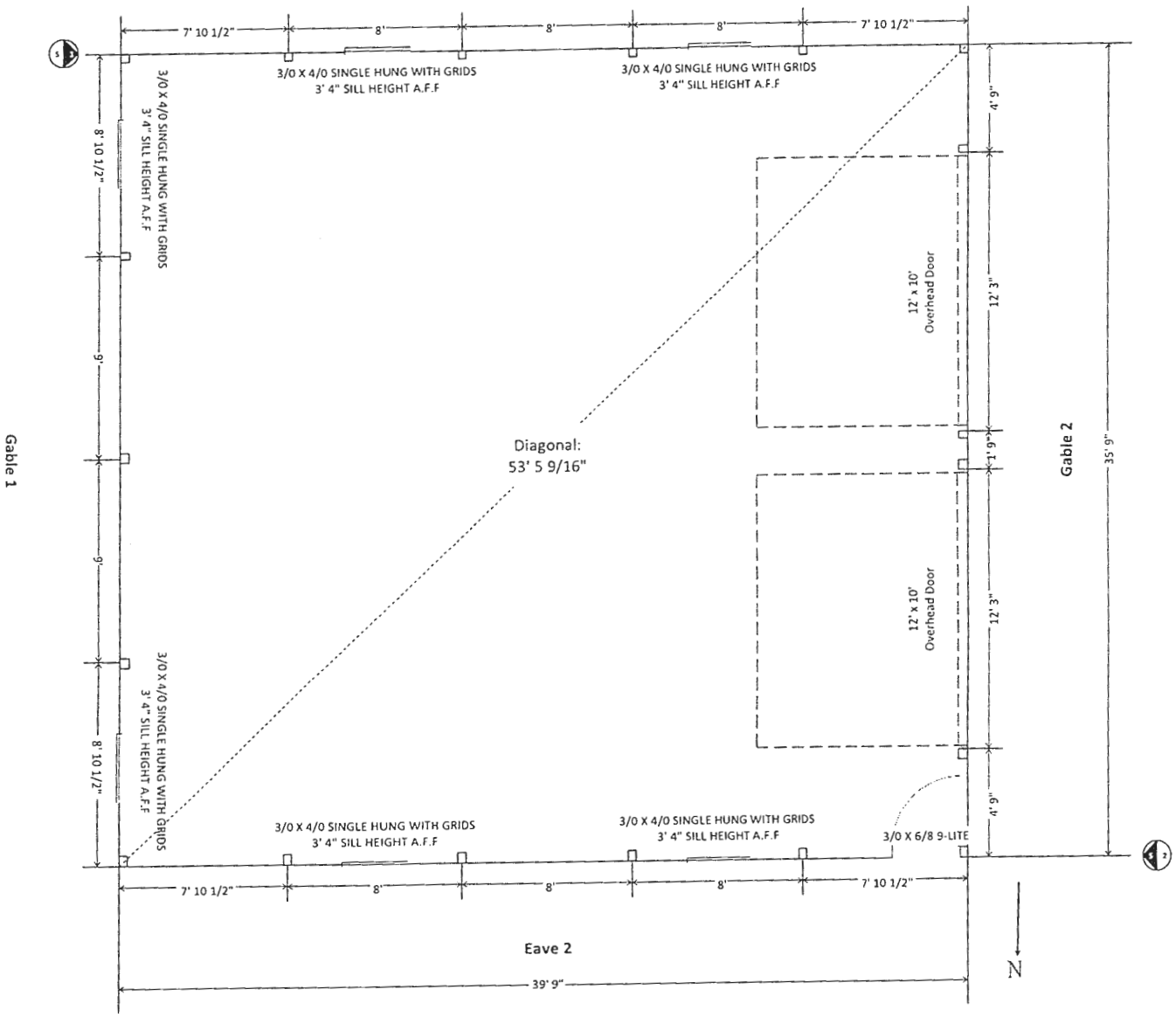
NORTH SIDE-EAVE SIDE 2 TRUSS AND PURLIN LAYOUT



Wesley Santini
Estimate Number: 1300
5/17/2023

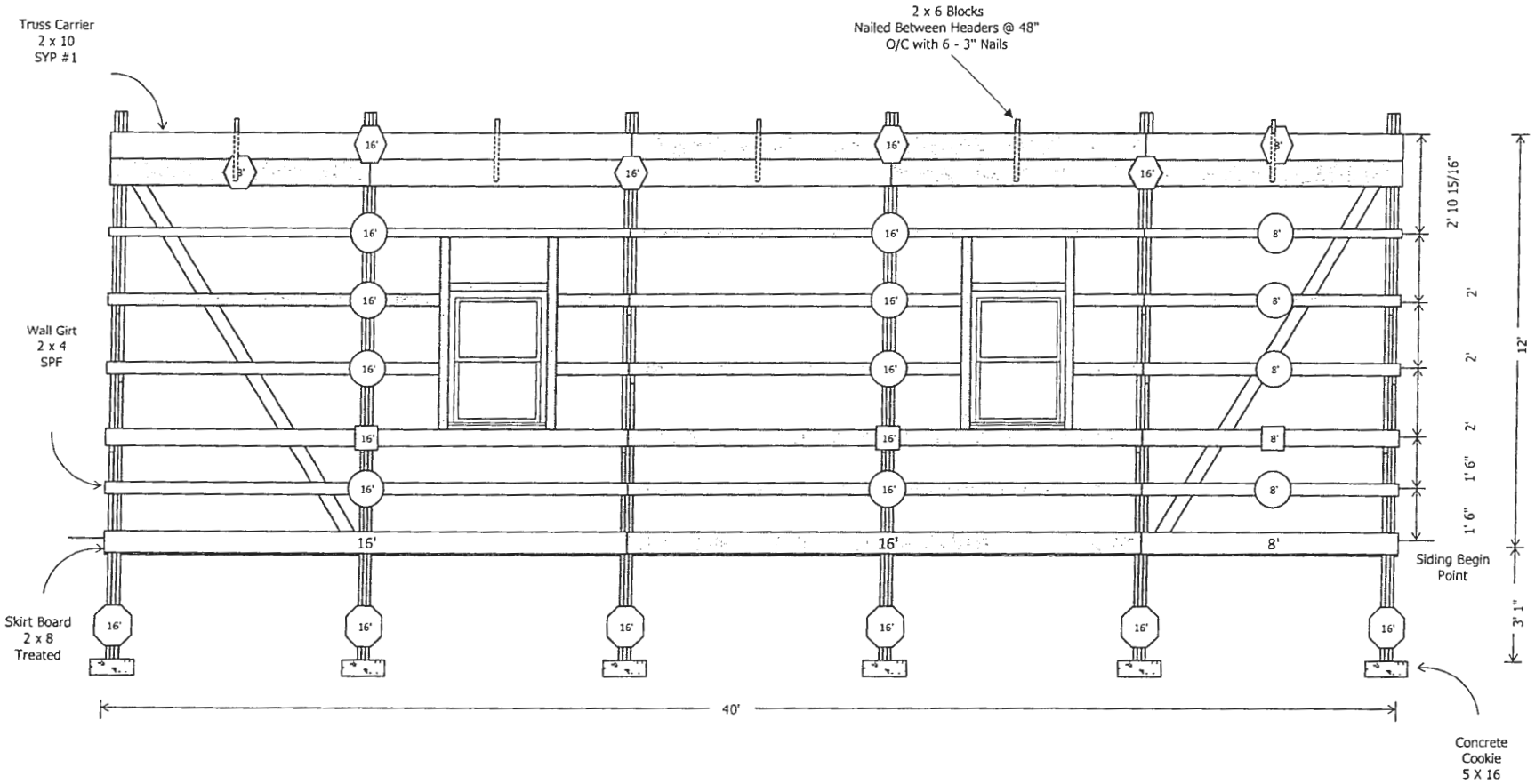
POLE LAYOUT

Personal Use, 1440 sq. ft.



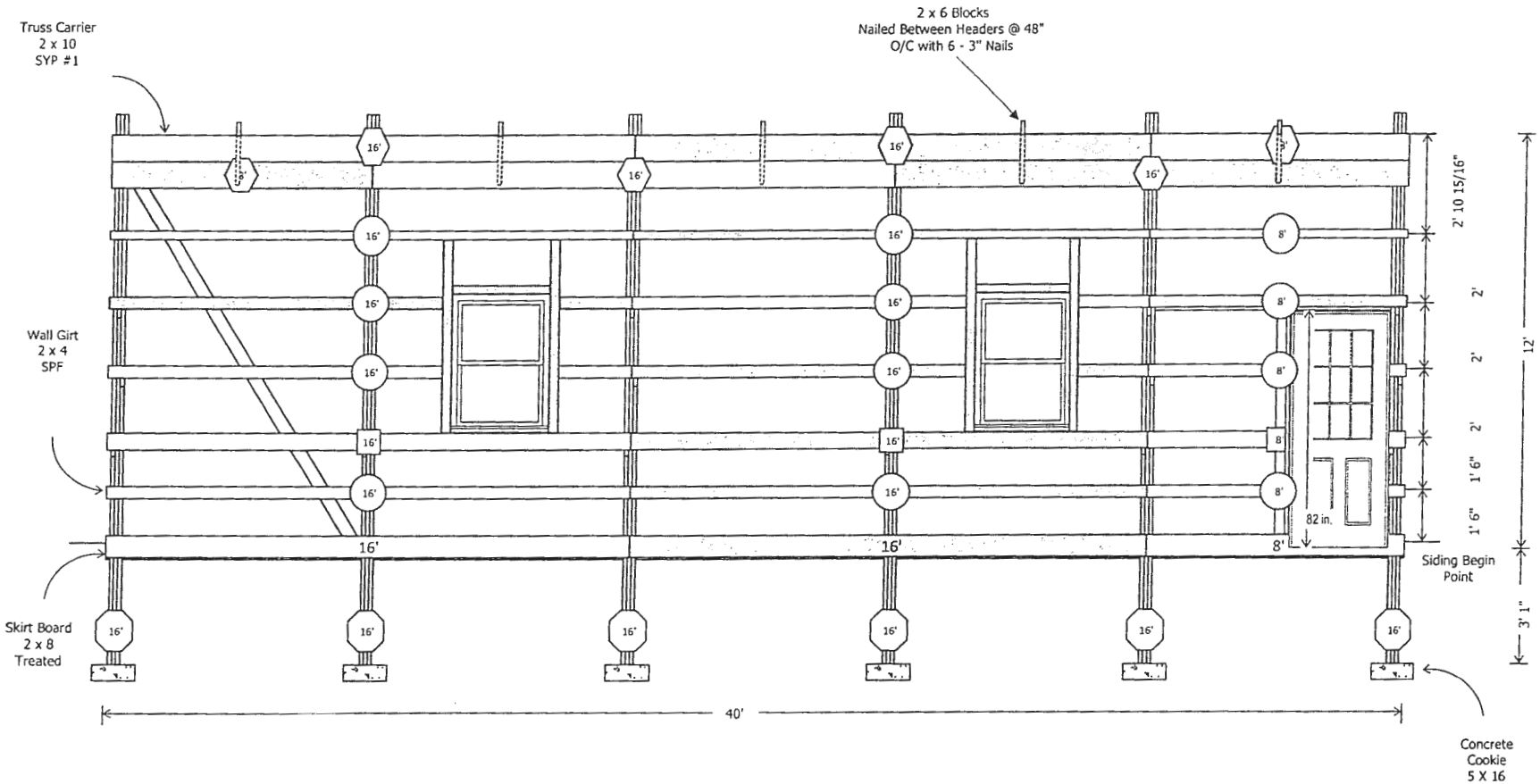
Wesley Santini
Estimate Number: 1300
5/17/2023

SOUTH SIDE-EAVE SIDE 1 WALL GIRT VIEW



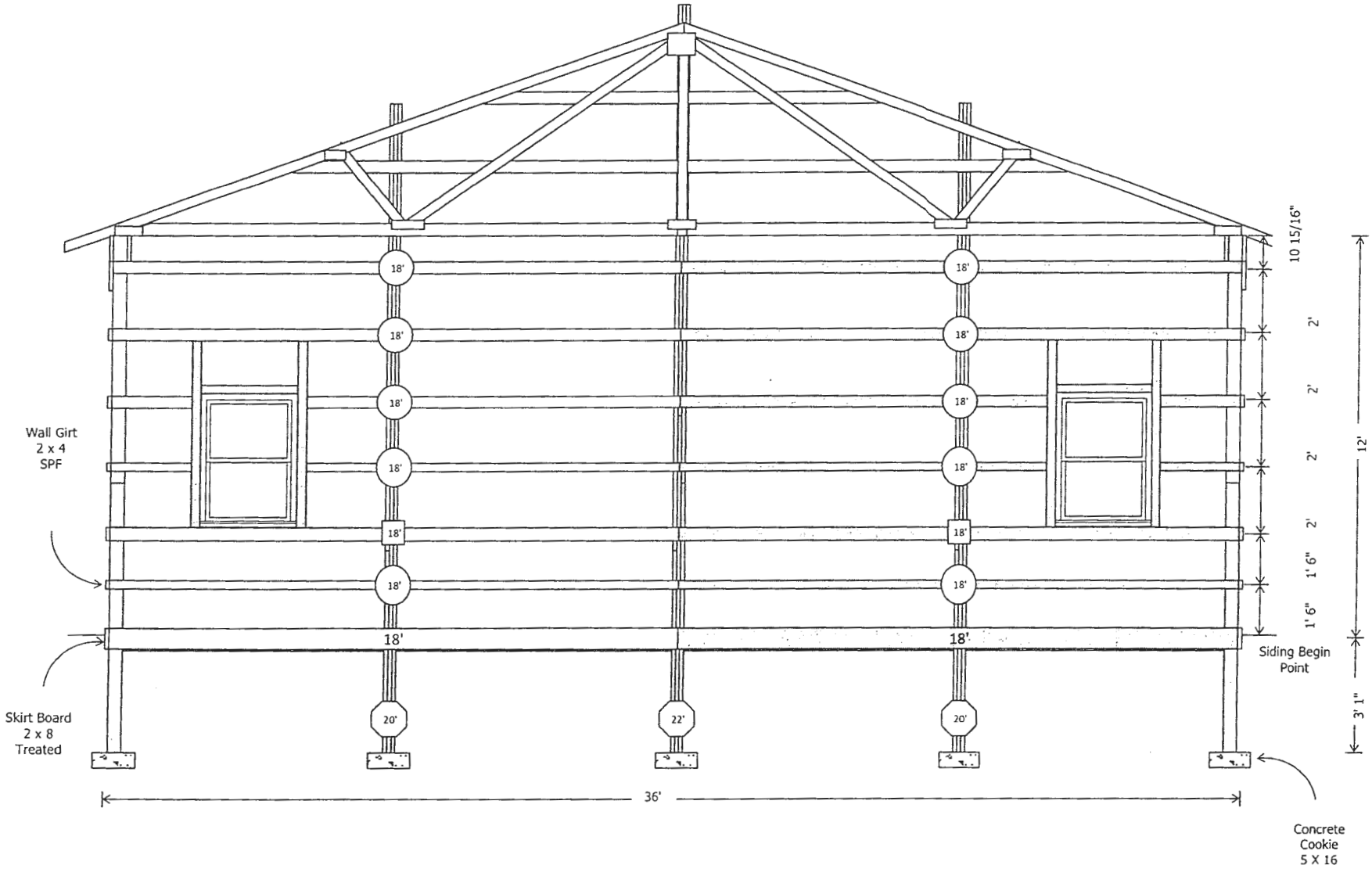
Wesley Santini
Estimate Number: 1300
5/17/2023

NORTH SIDE-EAVE SIDE 2 WALL GIRT VIEW



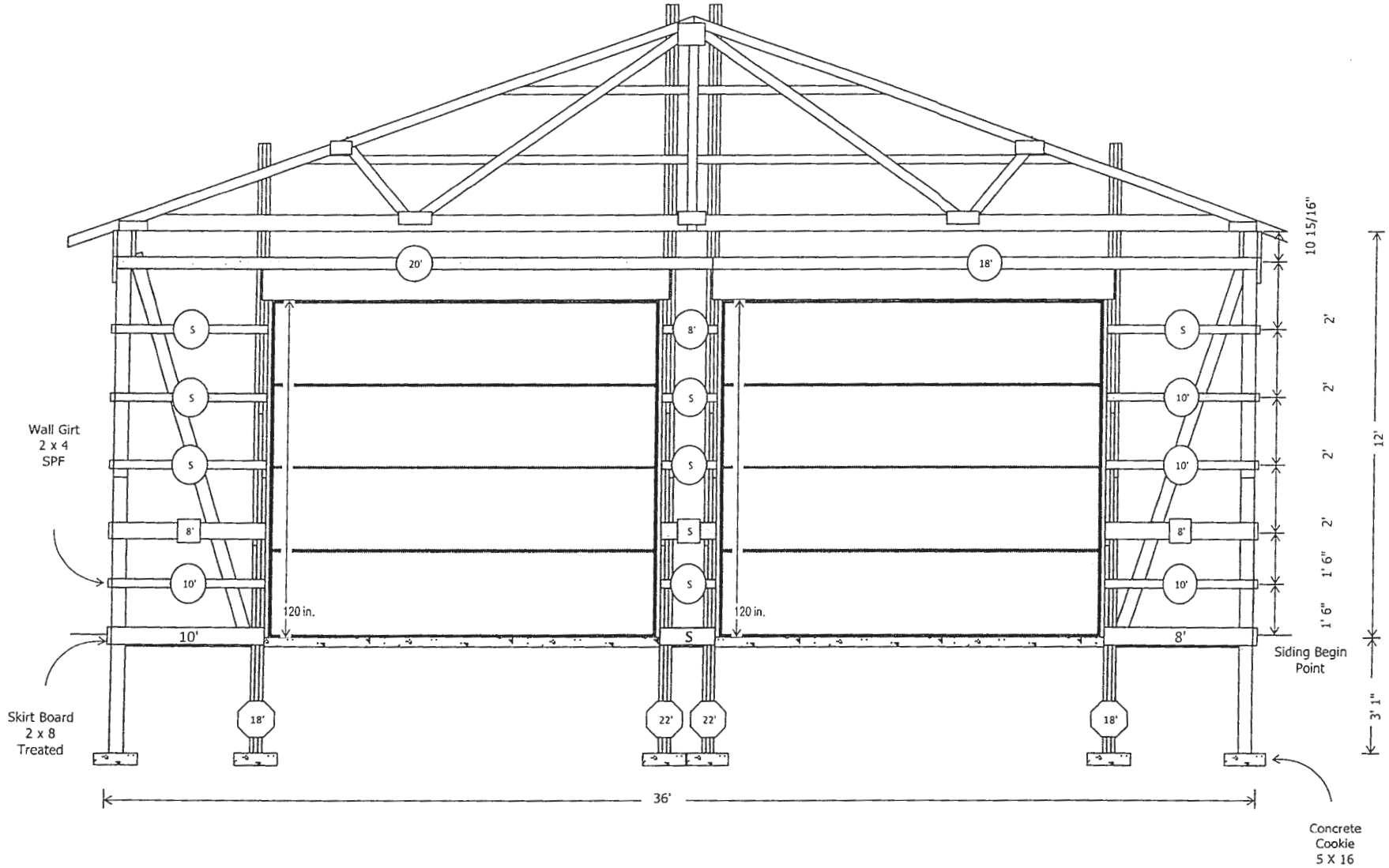
Wesley Santini
Estimate Number: 1300
5/17/2023

EAST SIDE-GABLE SIDE 1 WALL GIRT VIEW



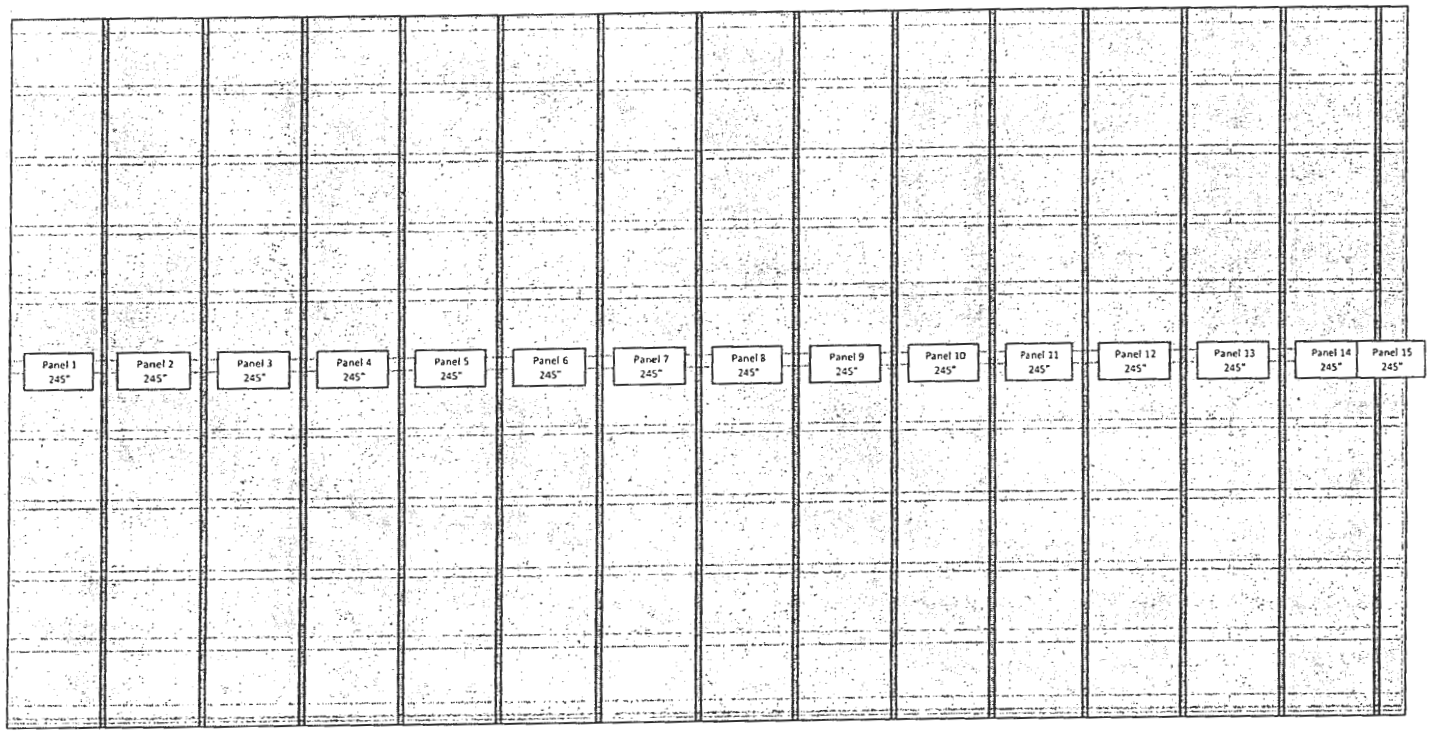
Wesley Santini
Estimate Number: 1300
5/17/2023

WEST SIDE-GABLE SIDE 2 WALL GIRT VIEW



Wesley Santini
Estimate Number: 1300
5/17/2023

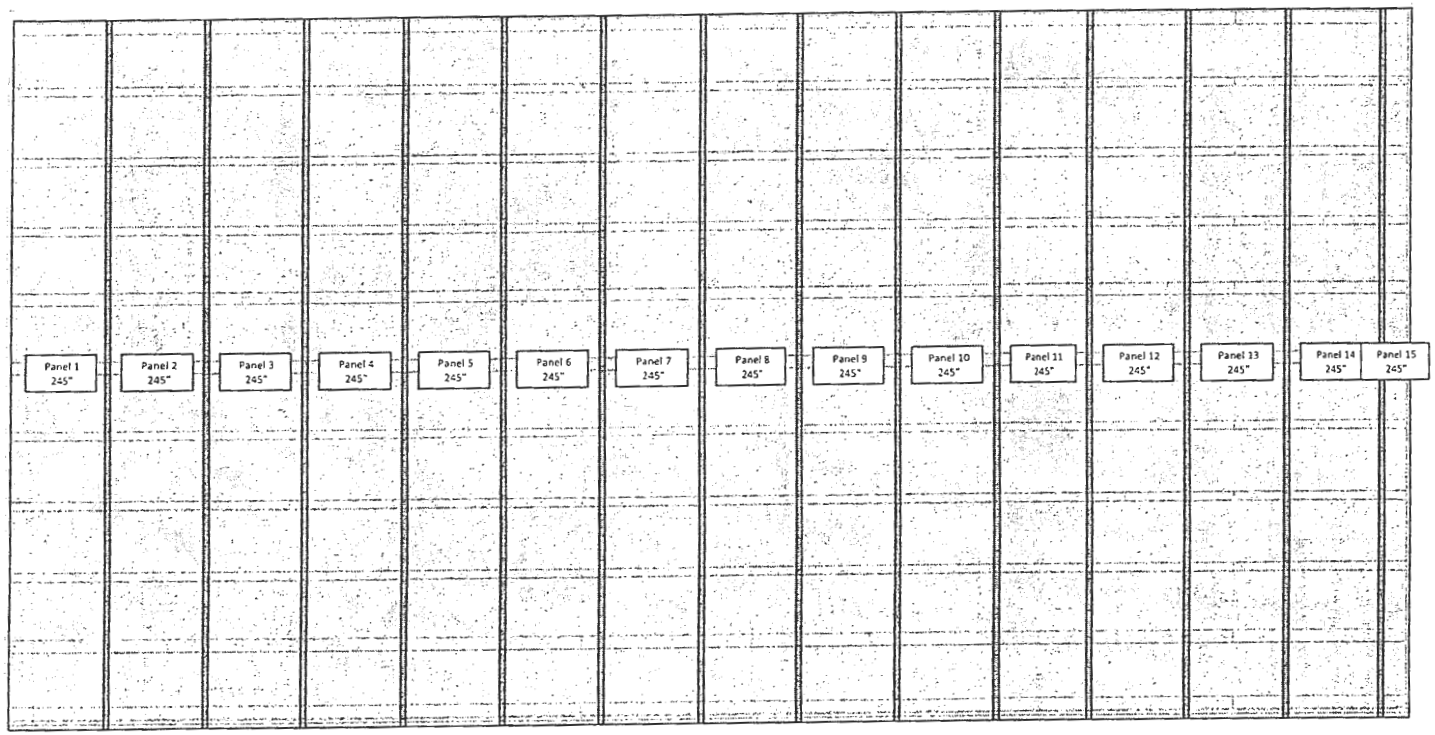
SOUTH SIDE-EAVE SIDE 1 STEEL ROOF EAVE1



Shift the vertical starting point of the first panel to 1 1/2 in. from the outside corner of the building so there is no panel rib & steel corner trim conflict at the other end. The rib spacing will also be balanced.

.Wesley Santini
Estimate Number: 1300
5/17/2023

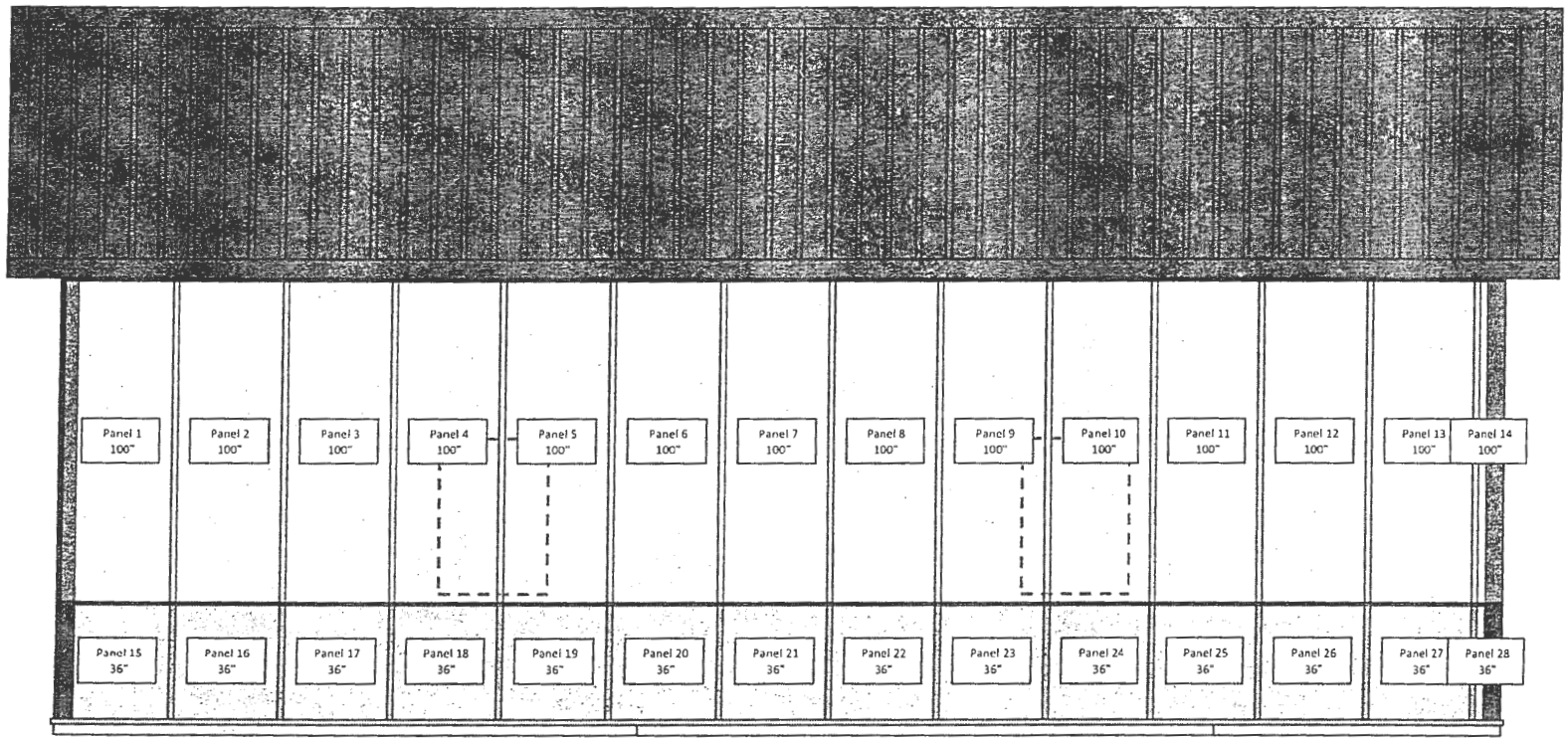
NORTH SIDE-EAVE SIDE 2 STEEL ROOF EAVE2



Shift the vertical starting point of the first panel to 1 1/2 in. from the outside corner of the building so there is no panel rib & steel corner trim conflict at the other end. The rib spacing will also be balanced.

Wesley Santini
Estimate Number: 1300
5/17/2023

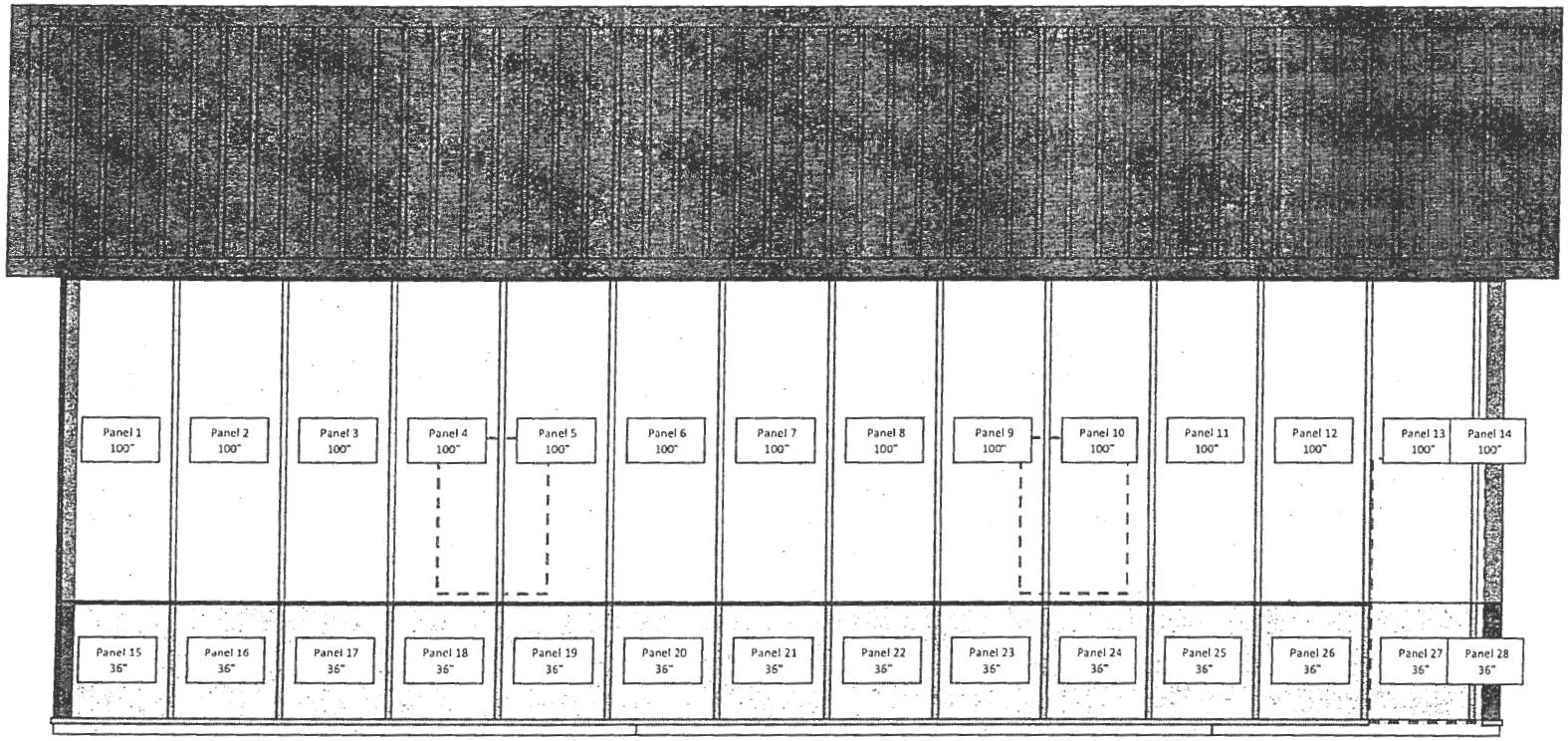
SOUTH SIDE-EAVE SIDE 1 STEEL WALL LAYOUT



Shift the vertical starting point of the first panel to 1 1/2 in. from the outside corner of the building so there is no panel rib & steel corner trim conflict at the other end. The rib spacing will also be balanced.

Wesley Santini
Estimate Number: 1300
5/17/2023

NORTH SIDE-EAVE SIDE 2 STEEL WALL LAYOUT



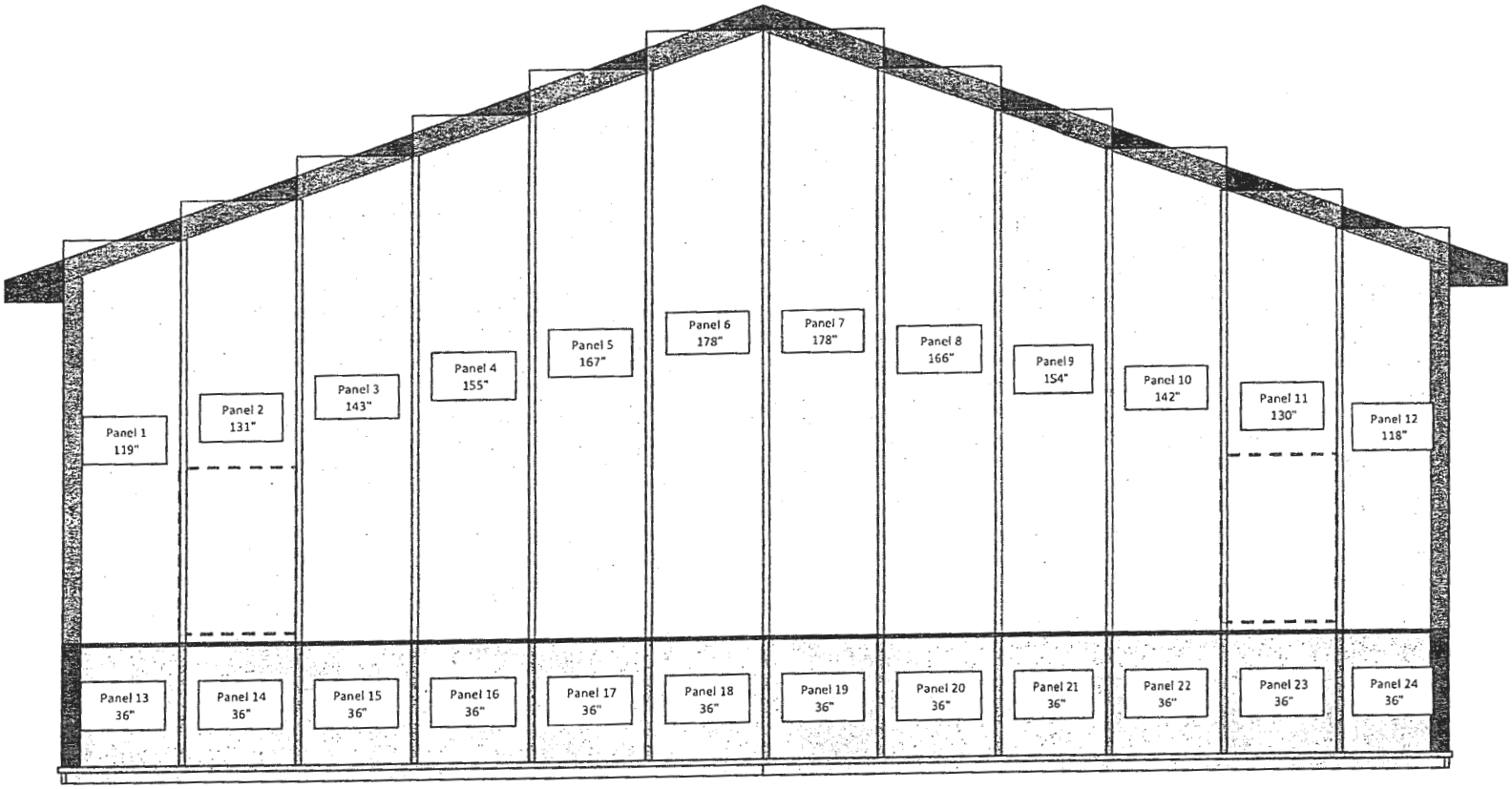
Shift the vertical starting point of the first panel to 1 1/2 in. from the outside corner of the building so there is no panel rib & steel corner trim conflict at the other end. The rib spacing will also be balanced.

Wesley Santini
Estimate Number: 1300
5/17/2023

CHA
BUILT LIKE A ROCK

EAST SIDE-GABLE SIDE 1 STEEL WALL LAYOUT

Construction Maestro®
Estimating Software
Pole Barns, Garages & Decks

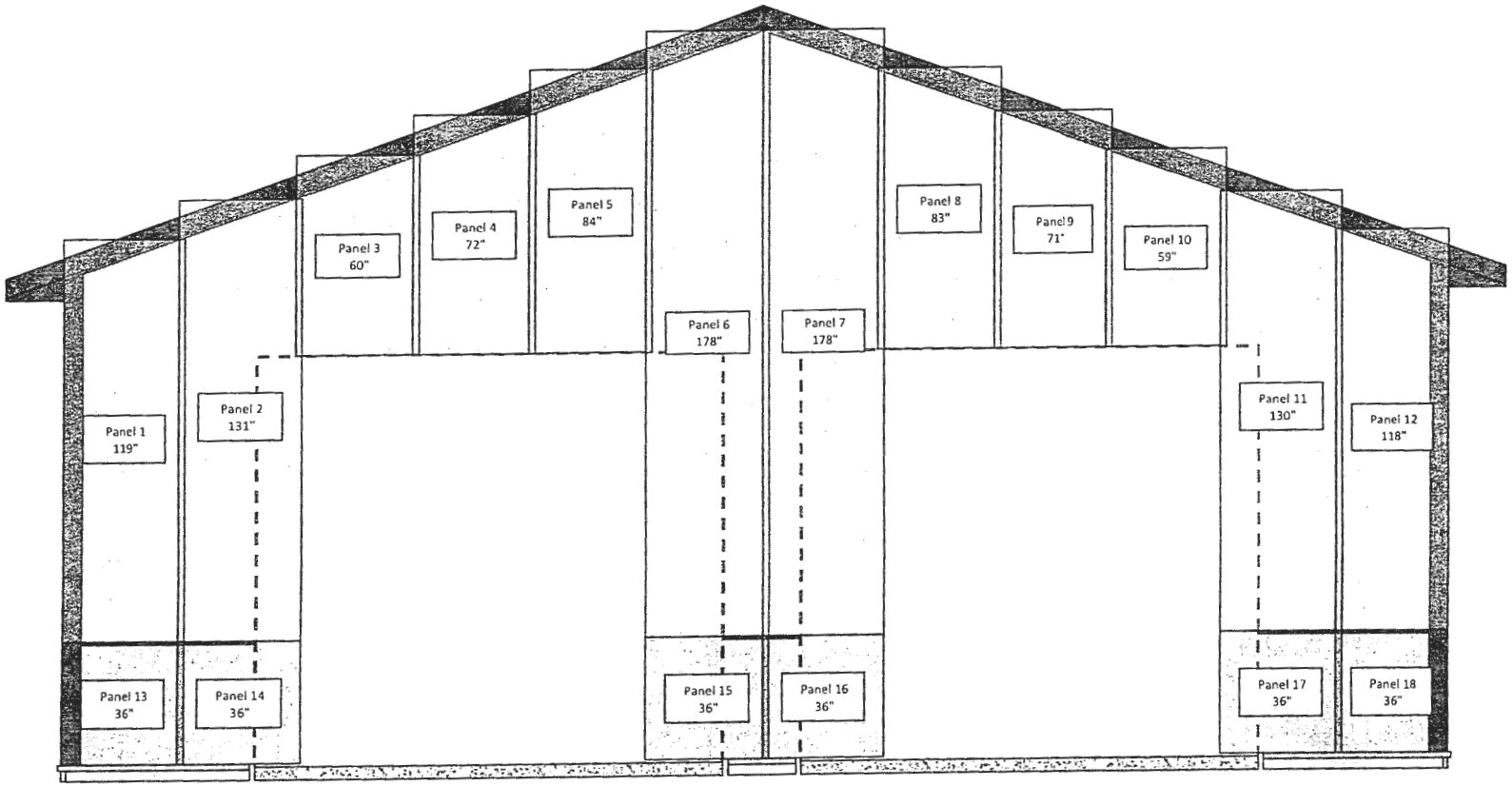


Wesley Santini
Estimate Number: 1300
5/17/2023

BUILT LIKE A ROCK

WEST SIDE-GABLE SIDE 2 STEEL WALL LAYOUT

Construction Maestro®
Estimating Software
Pole Barns, Garages & Decks

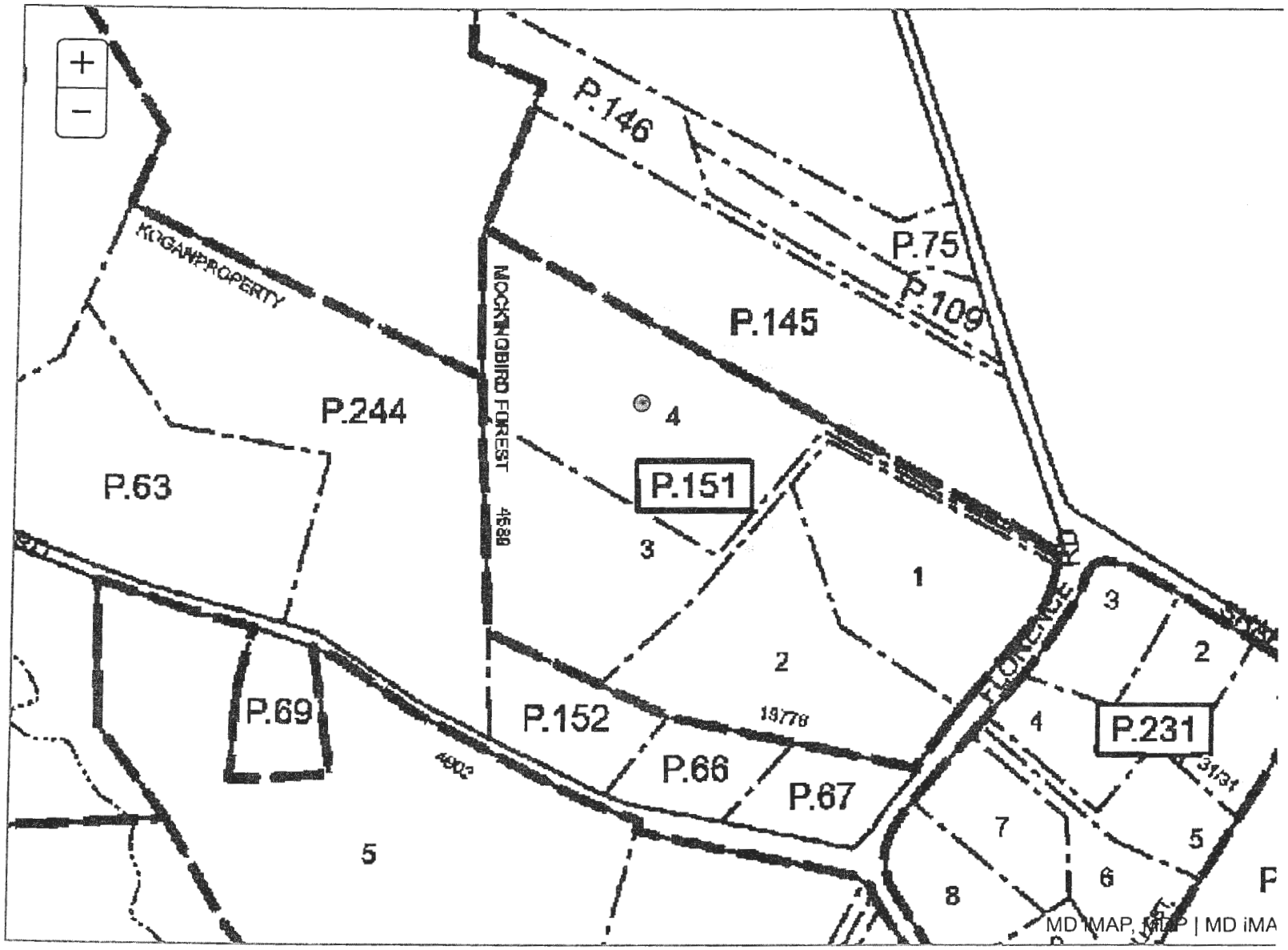


Wesley Santini
Estimate Number: 1300
5/17/2023

Howard County

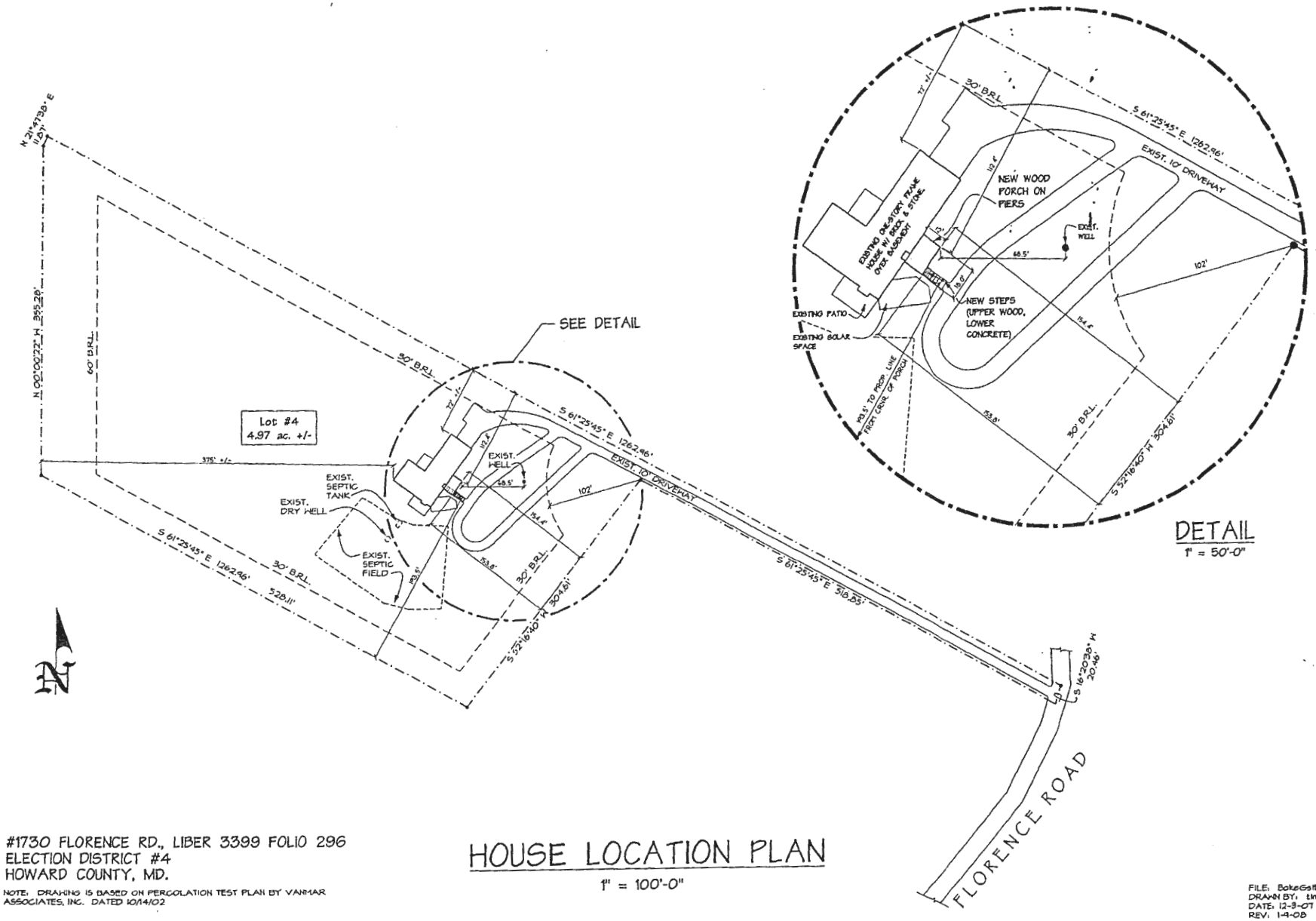
New Search (https://sdat.dat.maryland.gov/RealProperty)

District: **04** Account Number: **309006**



The information shown on this map has been compiled from deed descriptions and plats and is not a property survey. The map should not be used for legal descriptions. Users noting errors are urged to notify the Maryland Department of Planning Mapping, 301 W. Preston Street, Baltimore MD 21201.

If a plat for a property is needed, contact the local Land Records office where the property is located. Plats are also available online through the Maryland State Archives at www.plats.net (http://www.plats.net).



#1730 FLORENCE RD., LIBER 3399 FOLIO 296
ELECTION DISTRICT #4
HOWARD COUNTY, MD.

NOTE: DRAWING IS BASED ON PERCOLATION TEST PLAN BY VANMAR ASSOCIATES, INC. DATED 10/14/02

HOUSE LOCATION PLAN

1" = 100'-0"

FILE: BakeGall.dwg
DRAWN BY: tm
DATE: 12-3-07
REV: 1-9-08

Fine Line Home Design LLC
2 Public Sq., Suite #205
Hagerstown, MD 21740
phone: 301.416.8499
fax: 301.733.8050
www.finelinehomedesign.com
(Formerly DBA Precision Drafting Services)

TALON CONSTRUCTION
302 E. 4th St.
Frederick MD 21701
301-620-8604
www.talon-construction.com
Talon CONSTRUCTION

Proposed covered porch addition to:
THE BAKER RESIDENCE
1730 FLORENCE RD., MT. AIRY, MD. 21771
HOWARD COUNTY, MD.

COURT (Plat Book) Plat MDR 18776, MSA_C2125_3695. Date available 2007/01/19. Printed 05/02/2023.

CURVE DATA

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

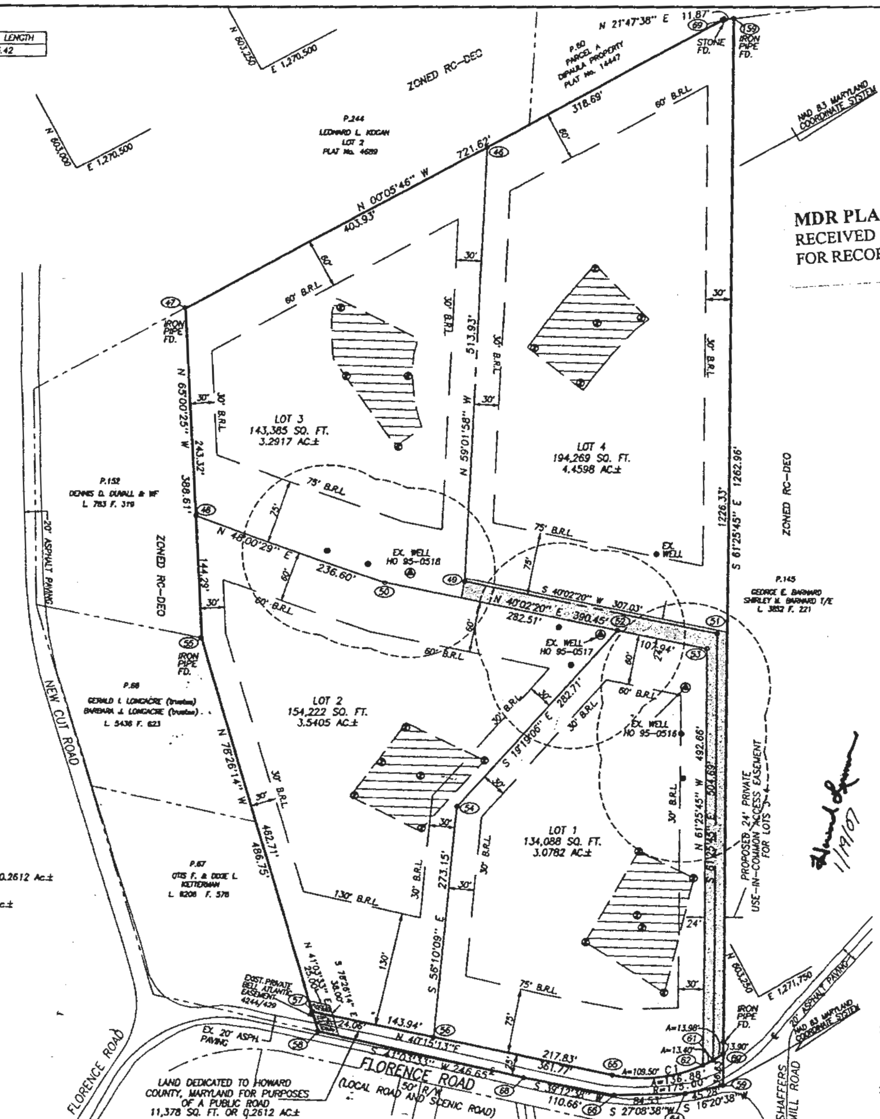
COORDINATES

PT. #	NORTH	EAST
46	603438.9897	1270708.7434
47	603036.0605	1270709.4189
48	602933.2568	1270929.9520
49	603174.5480	1271149.4206
50	603091.5477	1271105.8021
51	603409.6148	1271346.9365
52	603307.8408	1271287.5435
53	603390.4806	1271356.9820
54	603041.0490	1271381.0691
55	602871.8696	1271061.6391
56	602888.9758	1271607.9690
57	602779.1225	1271514.9595
58	602774.3040	1271538.5107
59	603164.6991	1271821.7823
60	603182.2176	1271789.6119
61	603168.2519	1271790.1660
62	603154.8692	1271789.6497
64	603121.2488	1271809.0405
65	603055.2219	1271748.7246
66	603046.0285	1271770.4758
68	602960.2859	1271700.5198
69	603757.6795	1270708.2092
159	603768.7011	1270712.6161

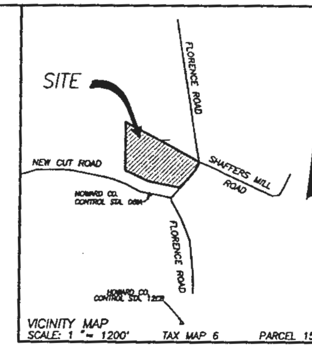
NOTE:
COORDINATES AND GRID TICS SHOWN HEREON ARE IN FEET, TO CONVERT TO METERS DIVIDE BY 3.28083333.

OWNER/DEVELOPER

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



MDR PLAT NO.18776
RECEIVED
FOR RECORD JAN 19 2007



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
3	3.2917 Ac±	0.2765 Ac±	3.0152 Ac±
4	4.4598 Ac±	0.1381 Ac±	4.3217 Ac±

TABULATION OF FINAL PLAT:

A. Total number of lots and/or parcels to be recorded:
Buildable.................... 4

B. Total area of lots and/or parcels:
Buildable.................... 14.3702 Ac±

C. Total area of road right-of-way to be recorded, including widening strips.......... 0.2612 Ac±

D. Total gross area of subdivision to be recorded.................... 14.6314 Ac±

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

[signature] 12/19/06
SOURABH G. MUNSHI, P.L.S. NO. 10,770 DATE

[signature] 12/20/06
GERALD R. BAKER, OWNER DATE

[signature] 12/20/06
SHIRLEY A. BAKER, OWNER DATE

APPROVED

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

[signature] 1/11/07
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[signature] 1/5/07
CHIEF, DEVELOPMENT ENGINEERING DATE

[signature] 1/12/07
DIRECTOR DATE

GENERAL NOTES

1. The lots shown hereon comply with the minimum ownership width and lot area as required by the Maryland State Department of the Environment regulations.
2. Coordinates are based on NAD 83' Maryland Coordinate System as projected by Howard County Geodetic Control Stations No. 06IA & 12CB.
3. [hatched box] 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 into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
4. B.R.L. – Represents building restriction line
5. □ Represents concrete monument set (unless otherwise noted)
6. ○ Represents iron rebar set (unless otherwise noted)
7. Percolation test holes shown hereon have been field located and shown thus ◔
8. Public water and sewer are not available to this site. On-lot water and sewer will be provided until public utilities are available.
9. Subject property zoned 'RCDEO' per 02/02/04 comprehensive zoning plan. and the Comp-lite Zoning Amendments effective 7/28/06.
10. 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.
11. Driveways shall be provided prior to residential occupancy to insure safe access for fire and emergency vehicles per the following minimum requirements:
    a) Width – 12' (14' serving more than one residence).
    b) Surface – 6" of compacted crusher run base w/tar and chip coating.
    c) Geometry – Max. 15% grade, max. 10% grade change and min. 45' turning radius.
    d) Structures (culvert/bridges) – capable of supporting 25 gross tons (H25 loading).
    e) Drainage Elements – capable of safely passing 100-year flood with no more than 1 foot depth over driveway surface.
    f) Structure clearances– minimum 12 feet.
    g) Maintenance – sufficient to insure all weather use.
12. This plat is based on a field run monumented boundary survey performed on or about October 17, 2006 by Sourabh G. Munshi, Vanmar Associates, Inc.
13. Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
14. No wetlands currently exist on this subdivision and the subdivision does not lie within a flood hazard area.
15. Landscaping requirements for these lots shall be provided in accordance with the provisions of Section 16.124 of the Howard County Subdivision and Land Development Regulations and the Landscape Manual. Financial surety for the required Perimeter Landscaping will be posted with the grading permit for 26 shade trees in the amount of $7,800.
16. Stormwater Management requirement for Lots 1, 2 & 3 is provided under sections 5.3 and 5.6 of the 2000 Maryland Design Manual Non Rooftop Disconnection Credit and Environmentally Sensitive Development Credit for Multiple Lot Development. At the building permit stage, lot grading and site of impervious areas including the location of the proposed house and driveway shall be per the approved Storm Water Management Exhibit. There is an existing dwelling on Lot 4.
17. There is an existing dwelling/structure located on Lot 4 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the zoning regulations require
18. This plan is subject to the Amended 5th Edition Subdivision and Land Development Regulations and to the zoning regulations effective January 6, 2002.
19. Lot 3 septic installation required prior to building permit signature due to random excessive rock pockets
20. Forest Conservation requirments per Section 16.1202 of the Howard County Code and Forest Conservation Act for this Subdivision have been fulfiled through the forest retention credit of 3.75 acres of existing forest located on lots 3 and 4 in accordance with the adopted DPZ Policy date May 11, 1999, for residential lots greater than 60,000 sq.ft. A fee-in-lieu of $4,138.20 for 0.19 acres of remaining required reforestation shall be paid to the Forest Conservation Fund.
21. A Use-in-Common Maintenance Agreement for Lots 3 and 4 shall be recorded simultaneously with this plan in the Land Records office for Howard County.

OWNER'S CERTIFICATE

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

(1) 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;
(2) 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;
(3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND
(4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 20 DAY OF December, 2006.

[signature] GERALD R. BAKER, OWNER — [signature] WITNESS
[signature] SHIRLEY A. BAKER, OWNER — [signature] WITNESS

SURVEYOR'S CERTIFICATE

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

STATE OF MARYLAND · SOURABH G. MUNSHI · No. 10770 · PROFESSIONAL LAND SURVEYOR

[signature] 12/19/06
Sourabh G. Munshi, Prof. L.S. #10770 DATE

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

MINOR SUBDIVISION PLAT
LOTS 1 THRU 4

MOCKINGBIRD FOREST

(LIBER 3399 AT FOLIO 296)

TAX MAP: 6	ELECTION DISTRICT: FOURTH	SCALE: 1"=100'
GRID NO: 24	HOWARD COUNTY, MARYLAND	DATE: OCTOBER, 2006
PARCEL NO: 151	EX. ZONING: RCDEO	SHEET 1 OF 1

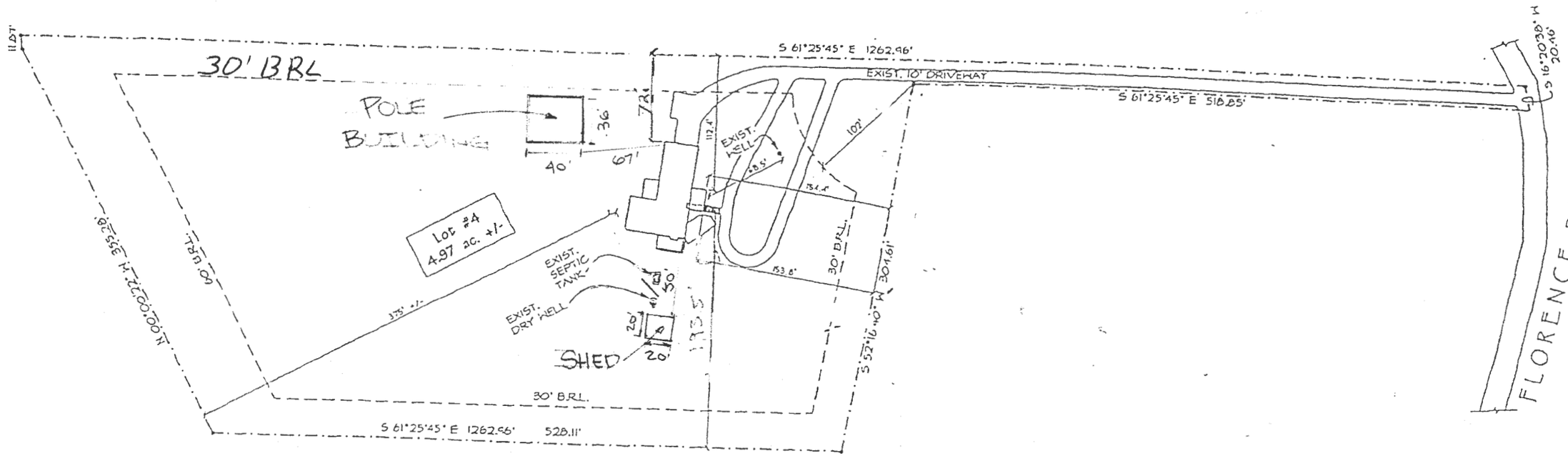
VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. box 328
Mount Airy, Maryland 21771
(301) 829 2890 (301)831 5015 (410) 549 2751

File name: T:\EP\JOBS\A2-4635\PLAT

F-05-059

P134465

MSA CSu 2125 3695



#1730 FLORENCE RD., LIBER 3399 FOLIO 296
ELECTION DISTRICT #4
HOWARD COUNTY, MD.

HOUSE LOCATION PLAN

1" = 100'-0"

Lot 23 Sec 2
Contained with
plan in Accepted

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, May 30, 2023 11:13 AM
To: dryrub1999@aol.com
Subject: B23001864_Pole Building_Site Plan
Attachments: WS_FlorenceRoad_1730_PercApp-2004 (1).pdf

Hi Mr. and Mrs. Santini:

Good morning. This office is in receipt of a building permit for a detached 30 x 40 pole building. Please revise your building permit site plan to include the location of the "septic area" as shown on the approved perc cert plan for Lot 4 (see attached). The pole building must meet the 20 foot setback distance to the "septic area".

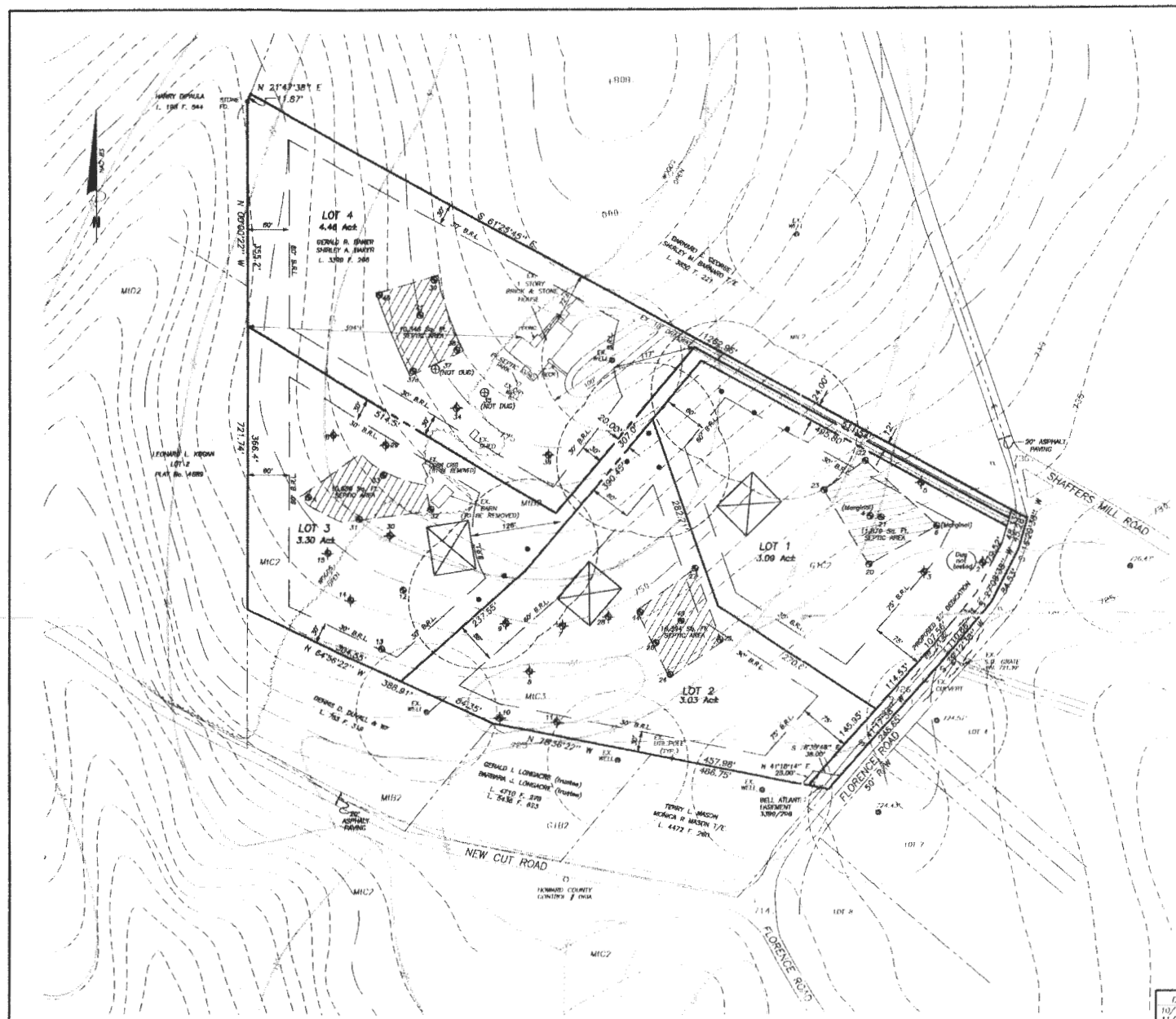
Please let me know when you've updated the site plan and submitted the revision to permits office. Should you have any questions, please don't hesitate to ask.

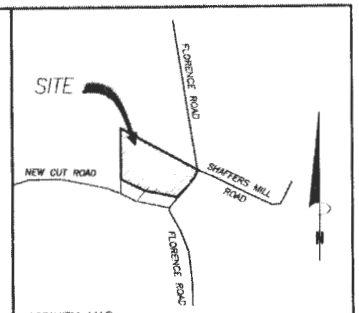
Thanks,

Hank

Hank Oswald
Licensed Environmental Health Specialist
Bureau of Environmental Health
Howard County Health Department
8930 Stanford Blvd. Columbia, MD 21045
(410) 313 - 1786
www.hchealth.org

DISCLAIMER: This e-mail is intended only for the individual to whom it is addressed. It may be used only in accordance with applicable laws. If you are not the intended recipient, you are strictly prohibited from reading, disseminating, distributing, or copying this message. If you received this e-mail by mistake, please notify the sender and destroy this e-mail





VICINITY MAP
SCALE: 1" = 1200' TAX MAP 8 PARCEL 151

GENERAL NOTES:

1. OWNERS: GERALD R. BAKER
SHIRLEY A. BAKER
DEED REFERENCE: LIBER 3399 FOLIO 296
DATE: NOVEMBER 18, 1994
GRANTOR: GERALD R. BAKER
2. TAX MAP: 8 GRID: 24 PARCEL: 151
3. NEAREST POTABLE WATER SUPPLY: MT. AIRY
DISTANCE: 2 MILE ±
4. THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0008 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. SOIL TYPE: MT. AIRY CHANNERY LOAM (MUB2, MUD2, MRC2, MLC3,) GLENELG (G1C2, G1B2) HOWARD COUNTY SOILS MAP No. 5.
8. ZONING DISTRICT: RCDEO
9. ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE 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 RECORD PLAT.
10. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
11. LOT 3 SEPTIC INSTALLATION REQUIRED PRIOR TO BUILDING PERMIT SIGNATURE DUE TO RANDOM EXCESSIVE ROCK POCKETS.

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.
RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

(PASSED) PERCOLATION TEST SITE:
(FAILED) PERCOLATION TEST SITE:
PROPOSED PERCOLATION TEST SITE:
EXISTING WELL:
PROPOSED HOUSE SITE:
PROPOSED WELL SITE:

DATE	REVISIONS
10/14/02	H.D. COMMENTS
11/25/02	SEPTICS LOTS 1&2
5/21/03	PERC RESULTS & PROP. TESTS
7/15/03	Results & septic esmts.
11/14/03	PERC RESULTS & PROP. TESTS
5/28/04	H.D. COMMENTS
6/11/04	H.D. COMMENTS

PERCOLATION CERTIFICATION PLAN

BAKER PROPERTY

LIBER 3399 FOLIO 296

SITUATED ON FLORENCE ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' OCTOBER, 2002

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 338 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

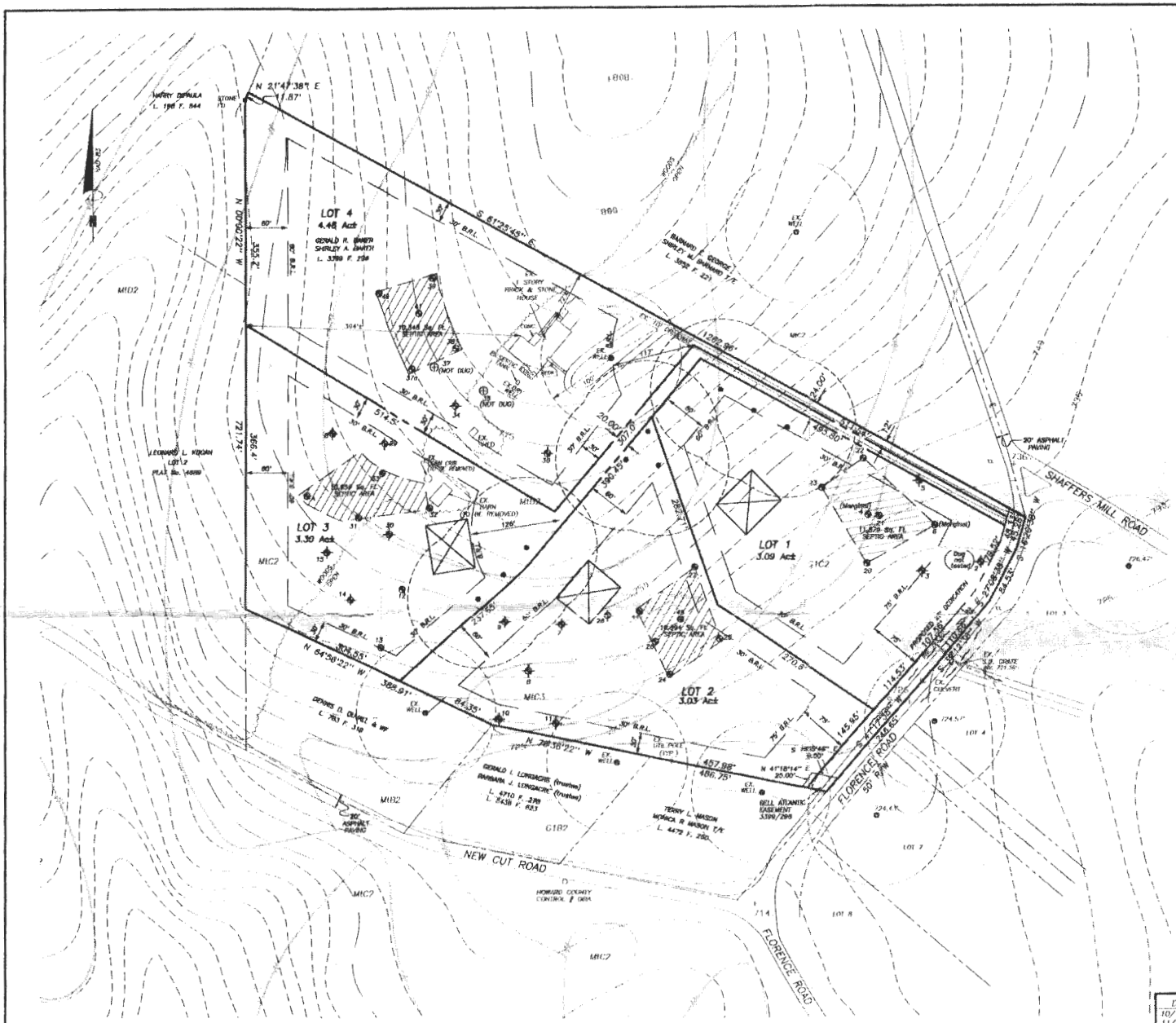
HOWARD COUNTY HEALTH OFFICER K.N. DATE 8/12/04

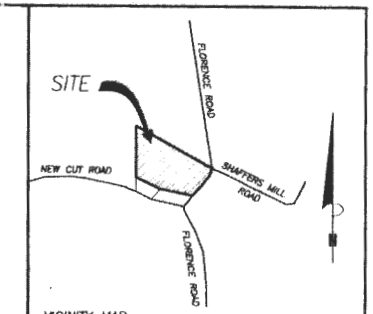
OWNER:
GERALD R. BAKER etux
C/O JEFF McALPINER
2810 MULLINIX MILL ROAD
MT. AIRY MD. 21771

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 Munshi 7/29/04
SOURABH G. MUNSHI, PROF. L. S., MD. REG. # 10770 DATE

STATE OF MARYLAND
SOURABH G. MUNSHI
No. 10771
REGISTERED
PROFESSIONAL LAND SURVEYOR
7/29/04





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

GENERAL NOTES:

1. OWNERS: GERALD R. BAKER
SHIRLEY A. BAKER
DEED REFERENCE: LIBER 3399 FOLIO 296
DATE: NOVEMBER 18, 1994
GRANTOR: GERALD R. BAKER
2. TAX MAP: 6 GRID: 24 PARCEL: 151
3. NEAREST POTABLE WATER SUPPLY: MT. AIRY
DISTANCE: 2 MILE ±
4. THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL # 240044 0008 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. SOIL TYPE: MT. AIRY CHANNERY LOAM
(MIB2, MIC2, MIC3,)
GLENELG (GIC2, GIB2)
HOWARD COUNTY SOILS MAP No. 5.
8. ZONING DISTRICT: RCDEO
9. ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE 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 RECORD PLAT.
10. IF LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
11. LOT 3 SEPTIC INSTALLATION REQUIRED PRIOR TO BUILDING PERMIT SIGNATURE DUE TO RANDOM EXCESSIVE ROCK POCKETS.

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.
RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

(PASSED) PERCOLATION TEST SITE:
(FAILED) PERCOLATION TEST SITE:
PROPOSED PERCOLATION TEST SITE:
EXISTING WELL:
PROPOSED HOUSE SITE:
PROPOSED WELL SITE:

DATE	REVISIONS
10/14/02	H.D. COMENTS
11/25/02	SEPTIC SITS 1&2
5/21/03	PERC RETS & PROP. ESTS
7/15/03	Results septic exists
11/14/03	PERC RETS & PROP. TESTS
5/28/04	H.D. COMENTS
6/11/04	H.D. COMENTS

PERCOLATION CERTIFICATION PLAN

BAKER PROPERTY

LIBER 3399 FOLIO 296

SITUATED ON FLORENCE ROAD
ELECTION DISTRICT No. 4
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' OCTOBER, 2002

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 338 Mount Airy, Maryland 21771
(301) 829 2880 (301)831 5015 (410) 349 2751

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

HOWARD COUNTY HEALTH OFFICER DATE 8/13/04

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

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 G. MUNSHI, PROF. L. S., MD. REG. # 10770 DATE 7/29/04

STATE OF MARYLAND
SOURABH G. MUNSHI
No. 10770
REGISTERED PROFESSIONAL LAND SURVEYOR
7/29/04