



COORDINATES

PT. #	NORTH	EAST
29	611206.7704	1264668.5197
31	610867.4593	1264646.8874
32	610859.5063	1264771.6341
37	611181.1237	1265092.7442
38	610632.2391	1265057.7507
39	610649.5317	1264758.2730
87	610821.3892	1264418.1500
90	609885.8745	1264356.6508
91	610423.4960	1265108.9080
201	610071.3653	1263998.2271
202	610121.7450	1264517.9301
206	610469.3370	1265149.3190
207	611162.3009	1265387.0241
208	609710.9736	1264889.1801
209	610307.1723	1265093.6922
301	611216.3708	1264538.4935
310	610304.1032	1264127.9118
311	610500.8437	1264237.5383
312	610473.4188	1264311.9541
313	610467.4777	1264328.0751
314	610413.8080	1264470.7391
315	610368.3032	1264412.4869
316	610366.3455	1264354.5290
317	610236.7070	1264256.8082
318	610818.9743	1264423.7772
319	610797.4446	1264493.2853
320	610538.9996	1264458.7524
321	610530.7741	1264469.7600
322	610542.3391	1264471.3188
323	610538.3954	1264693.9088
324	610750.5919	1264707.4371
325	610718.9979	1264507.0167
326	610814.3691	1264519.7600
327	610805.9069	1264506.5226
328	610829.7688	1264470.0425
329	610828.0700	1264434.9695
330	611184.7911	1264553.8368
331	611187.6750	1264546.3551
332	611190.8804	1264538.9730
333	611194.4115	1264531.5918
334	611173.5611	1264609.5657
335	611170.6474	1264666.2167
336	611147.8471	1265090.6227
337	611131.3574	1265376.4096
400	610532.2413	1264547.4003
405	610911.9183	1264495.4878
406	610919.3152	1264471.6072

MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
1	1.1478 Ac±	0.0716 Ac±	1.0762 Ac±
2	1.1467 Ac±	0.1634 Ac±	0.9833 Ac±
3	1.1467 Ac±	0.2083 Ac±	0.9384 Ac±

AREA TABULATION CHART

NUMBER	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	192.56	8.09	02°24'29"	4.05	S 64°07'41" E	8.09
C2	192.56	8.05	02°23'42"	4.02	S 66°31'46" E	8.05
C3	192.56	8.02	02°23'10"	4.01	S 68°58'11" E	8.02
C4	192.57	56.86	18°56'53"	28.69	N 76°35'13" W	56.75

GENERAL NOTES (Cont.)

28. Preservation Parcel A is encumbered with a restrictive easement as detailed in the Deed of Preservation Easement recorded with this subdivision plat. That deed outlines the permitted uses for the parcel.

29. Articles of Incorporation for the Mockingbird Hill Homeowners Association Inc. approved on 12/12/06 by the State Department of Taxation and Assessments. (Account# D11646171.)

30. 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 lots/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, 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 easement in the land records of Howard County.

31. All wells to be drilled prior to final plat for 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.

32. For the purpose of Forest Conservation calculations, the Preservation Parcel was netted out based on no change in use.

OWNER'S CERTIFICATE

WE, WILLIAM L. YOUNG AND ELIZABETH M. YOUNG, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAN 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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS.

WITNESS MY/OUR HANDS THIS 27th DAY OF December 2006.

William L. Young
WILLIAM L. YOUNG, OWNER

Elizabeth M. Young
ELIZABETH M. YOUNG, OWNER

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 MILDRED V. FRIEDRICH TO WILLIAM L. YOUNG AND ELIZABETH M. YOUNG BY DEED DATED JULY 9, 1958 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 316 AT FOLIO 308. 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 AND MARYLAND AS AMENDED.

Sourabh G. Munshi
Sourabh G. Munshi, Prof. L.S. #10770

OWNERS

WILLIAM L. YOUNG
ELIZABETH M. YOUNG
18675 PENN SHOP ROAD
MOUNT AIRY, MARYLAND 21771
Ph. 301-831-5292

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Wanda A. Legett
CHIEF, DEVELOPMENT ENGINEERING DIVISION
DATE: 4/20/07

Robert A. Walker
DIRECTOR
DATE: 4/18/07

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

Robert A. Walker
for HOWARD COUNTY HEALTH OFFICER
DATE: 4/18/07

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Sourabh G. Munshi
Sourabh G. Munshi, Prof. L.S. #10770

- 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 Station No. 06B5 & 06B4.
 - 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 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. Recordation of a modified sewage easement shall not be necessary.
 - B.R.L. - Represents building restriction line
 - Represents concrete monument set (unless otherwise noted)
 - Represents iron rebar set (unless otherwise noted)
 - Percolation test holes shown hereon have been field located and shown thus: 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 plat is based on a field run monumented boundary survey performed on or about April 4, 2003 by Sourabh G. Munshi, Vanmar Associates, Inc.
 - Areas as slated 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 the forest conservation easement areas.
 - Landscaping for lots 1-3 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. Surety in the amount of \$9,900.00 shall be posted with the grading permit for this project.
 - Stormwater Management requirement for Lots 1-3 is provided under Section 5.6 of the 2000 Maryland Design Manual 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 stormwater management exhibit. If changes are made, a new stormwater management exhibit shall be required. There is an existing dwelling on Preservation Parcel "A".
 - 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.
 - The requirements of Section 16.1200 of the Howard County Code for Forest Conservation shall be fulfilled by the placement of 0.2069 acres (● 1:1 ratio) of afforestation and 1.089 acres (● 2:1 ratio for credit of 0.7514 acres) of retention into easement which is sufficient to meet the afforestation threshold of 0.2069 acres. Surety in the amount of \$9,249.50 for required afforestation (0.1454 acres x \$6.50) and retention (1.089 acres x \$8.50) is posted with the Developer's Agreement for this project.
 - A use in common Maintenance Agreement for lots 1-3 and Preservation Parcel "A" shall be recorded simultaneously with this plat in the Land Records of Howard County.
 - There is no floodplain on this site.
 - There are no wetlands on this site.
 - The Forest Conservation Easement has been established to fulfill the requirements of section 16.2000 of the Howard County code and the Forest Conservation Act. No clearing, grading or construction is permitted within the Forest Conservation Easement; however Forest Management activities as defined in the Deed of Forest Conservation Easement are allowed.
 - The purpose of the Preservation Parcel is to support the single family dwelling. Easement holders will be "Mockingbird Hill Homeowners Association Inc." and Howard County.
 - There is no cemetery on this site.
 - Cluster lot calculations: 21.3771/4.25 = 5 lots.
 - Preservation Parcel calculations: 21.3771 Ac. - 12.75 Ac. (3 lots x 4.25 Ac.) - 4.25 Ac. (Ex. house) = 4.3771 Ac±. Preservation Parcel debt of 4.3771 Ac. will be accounted for at further subdivision of property.

RECORDED AS PLAT NO. 19054 ON 4/20/07 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

MINOR SUBDIVISION PLAT

LOTS 1-3 & PRESERVATION PARCEL "A"

YOUNG PROPERTY

(LIBER 316 AT FOLIO 308)

TAX MAP: 6
GRID NO: 2
PARCEL NO: 14

ELECTION DISTRICT: No. 4
HOWARD COUNTY, MARYLAND
EX. ZONING: RCDEO

SCALE: 1"=100'
DATE: DECEMBER, 2006
SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
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