

VICINITY MAP  
SCALE: 1"=2000'  
ADC MAP: 9-G4

LEGEND	
	RIGHT-OF-WAY LINE
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	EXISTING CONTOUR
	EXISTING TREELINE
	SOILS
	EX. PRIVATE SEPTIC EASEMENT
	EX. WELL LOCATION
	PREVIOUS PERCOLATION TEST LOCATION
	PROP. WELL LOCATION
	PROP. PERCOLATION TEST LOCATION

GENERAL NOTES:  
1. PROPERTY OUTLINE AND EX. PRIVATE SEWER EASEMENT AREAS ARE FROM ROVER MEADOWS PLAT #9607.  
2. TOPOGRAPHY FROM HOWARD COUNTY GIS.  
3. PREVIOUS PERCOLATION TEST LOCATIONS AND EX. WELL LOCATIONS FROM HOWARD COUNTY HEALTH DEPT. RECORDS.  
4. THE PURPOSE OF THIS PERCOLATION TEST PLAN IS TO ESTABLISH A 10,000 SF PRIVATE SEWER EASEMENT FOR A POTENTIAL RESUBDIVISION.

OWNER  
BRIAN G. ISSAC  
13940 OLD ROVER MILL ROAD  
WEST FRIENDSHIP, MD. 21794  
410-465-2100

NO.	REVISION	DATE

PERCOLATION TEST PLAN

ROVER MEADOWS  
LOT 10  
(L.11857/F.44, PLAT 9607)

TAX MAP 15 GRID 13 3RD ELECTION DISTRICT PARCEL 116, LOT 10 HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL**  
**ENGINEERING, INC.**  
ENGINEERS • SURVEYORS • PLANNERS  
8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

PROFESSIONAL CERTIFICATE

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 16193, EXPIRATION DATE 09-27-2010.

ZONED: RR-DEO  
DESIGN BY: RHV  
DRAWN BY: DZ  
CHECKED BY: RHV  
DATE: SEPT. 17, 2009  
SCALE: AS SHOWN  
W.O. NO.: 09-08

1 SHEET OF 1

SOILS LEGEND		
SYMBOL	NAME / DESCRIPTION	GROUP
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GoB	GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	C
Ha	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	D

PERCOLATION CERTIFICATION:

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO MY BEST KNOWLEDGE AND BELIEF.

LAND SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

COUNTY HEALTH OFFICER \_\_\_\_\_ DATE \_\_\_\_\_  
HOWARD COUNTY HEALTH DEPARTMENT

# ROVER MEADOWS

## LOTS 12 & 13


LOT #	GROSS AREA SQ. FT.	PIPESTEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
12	219,661 SF 5.0427 AC	4,286 SF 0.0984 AC	215,375 SF 4.9444 AC
13	236,892 SF 5.4383 AC	11,538 SF 0.2649 AC	225,354 SF 5.1734 AC

## BENCHMARKS

HOWARD COUNTY BENCHMARK - 15GA (CONC. MONUMENT)  
N 591743.5137 E 1312790.7457 ELEV. 587.672  
LOCATION: NEAR NORTH END OF SHARP ROAD  
(CUL-DE-SAC)

HOWARD COUNTY BENCHMARK - 21CA (CONC. MONUMENT)  
N 588897.3806 E 1311235.7251 ELEV. 612.594  
LOCATION: CORNER SHARP ROAD & OUR MILE CT.

## GENERAL NOTES

- THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION WORK.
- THE CONTRACTOR SHALL NOTIFY THE DEPARTMENT OF PUBLIC WORKS/ BUREAU OF ENGINEERING/CONSTRUCTION INSPECTION DIVISION AT (410) 313-1880 AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- TRAFFIC CONTROL DEVICES, MARKINGS AND SIGNING SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). ALL STREET AND REGULATORY SIGNS SHALL BE IN PLACE PRIOR TO THE PLACEMENT OF ANY ASPHALT, THE EXISTING HOWE AND POOL LOCATED ON LOT 12 ARE TO REMAIN. THE LOT MEETS THE ZONING SETBACKS FOR 30' SIDE (OTHER) AND 10' REAR (ACCESSORY).
- COORDINATE BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROVIDED BY HOWARD COUNTY GEODETIC CONTROL STATIONS NO. 15GA AND NO. 219.
- THE PROJECT BOUNDARY IS BASED ON A FIELD RUN BOUNDARY SURVEY PREPARED BY ROBERT H. VOGEL ENGINEERING, INC. IN ??.
- THE TOPOGRAPHY SHOWN ON THIS PLAN IS TAKEN FROM HOWARD COUNTY GIS, AND IS VERIFIED TO ACCURATELY REPRESENT THE SUBJECT PROPERTY.
- WATER AND SEWER FOR THIS PROJECT WILL BE PROVIDED THROUGH WELL AND SEPTIC. WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- FLOODPLAIN, AND WETLAND ON THIS SITE PER PLAT #71614.
- THIS PROJECT IS EXEMPT FROM CVP STORM WATER MANAGEMENT SINCE THE SITE P# IS "I.O".
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- SUBJECT PROPERTY ZONED RS-DEO PER 2/02/04 COMPREHENSIVE ZONING ZONING PLAN AND AMENDED BY THE COMPREHENSIVE LAND AMENDMENT DATE 07/28/04.
- "DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
- A) WIDTH - 12 FEET (16 FEET SERVING MORE THAN ONE RESIDENCE).
  - B) SURFACE - 6 INCHES OF CONCRETE CRUSHER RUN BASE WITH TAR AND CUP COATING.
  - C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% CHANGE IN MINIMUM 45-FOOT DEPTH 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.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM LOT, ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE LOT DRIVEWAY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF HOWARD COUNTY PLUS MSHA STANDARDS AND SPECIFICATIONS IF APPLICABLE.
- THE PROPOSED SUBDIVISION AND RELATED CONSTRUCTION WILL NOT AFFECT ENVIRONMENTAL FEATURES OR BUFFERS, FOREST CONSERVATION OBLIGATIONS AND REQUIRED BUFFER AREAS AS SHOWN ON THIS PLAN. FOREST CONSERVATION OBLIGATIONS FOR THIS SITE IS BY AFFORESTATION OF 1.26 ACRES ON SITE.
- STORM WATER MANAGEMENT WILL BE ADDRESSED FOR THIS SITE BY ROOFTOP DISCONNECTS (N-1), NON-ROOFTOP DISCONNECTS (N-2) AND SHEETFLOW TO CONSERVATION.
- PERMANENT LANDSCAPING IS ADDRESSED AS SHOWN ON THIS PLAN.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COUNCIL BILL 45-2003).
- THE LOTS PROPOSED HEREIN COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND SUBDIVISION ACT AND THE ENVIRONMENTAL PROTECTION ACT.
- ALL EXISTING WELLS AND SEPTIC SYSTEMS AND SEWAGE DISPOSAL AREAS WITHIN 100 FEET OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWNGRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
- ANY CHANGE TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- THE HOWARD COUNTY HEALTH DEPARTMENT APPROVED THE PERCOLATION CERTIFICATION PLAN FOR THESE LOTS AUGUST 2011. THIS PROJECT I SUBJECT TO WP 11-120. THE PLANNING DIRECTOR APPROVED THE REQUEST TO WAIVE CONSERVATION EASEMENTS ON LOTS OR PARCELS LESS THAN 10 ACRES IN SIZE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:
- 1. FOREST CONSERVATION SIGNS MUST BE POSTED ALONG THE ENTIRE PERIMETER OF THE FOREST CONSERVATION EASEMENT.
  - 2. THE EXISTING POOL ON PROPOSED LOT 12 MUST BE APPROVED.
  - 3. AN ENVIRONMENTAL REPORT (LESS THAN 5 YEARS OLD) MUST BE SUBMITTED WITH THE PLAT OF RESUBDIVISION.
  - 4. THE WEAVER PETITION NUMBER AND ITS CONDITIONS OF APPROVAL MUST BE ADDED TO THE PLAT.
  - 5. NO GRADING OR REMOVAL OF VEGETATION OR CONCRETE, ASPHALT, PAVING AND NEW STRUCTURES ARE PERMITTED WITHIN THE WETLANDS, STREAMS, FLOODPLAIN, FOREST CONSERVATION EASEMENT AND REQUIRED BUFFERS.
- THIS AREA\* DESIGNATES A PRIVATE SEWERAGE EASEMENT OF 10,000 SQUARE FEET AS SEWAGE REQUIRED BY THE AREA AND THE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA OR RESTRICTION OF VEGETATION OR CONSTRUCTION OF ANY NATURE SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWERAGE EASEMENT. HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE WELLS HAVE BEEN DRILLED AND FIELD LOCATIONS FOR LOT 12 (140 # 40-80-1927).
- THE PURPOSE OF THIS PERCOLATION CERTIFICATION PLAN IS TO ESTABLISH SEPTIC RESERVES AND WELL LOCATIONS FOR A PROPOSED RESUBDIVISION OF EXISTING LOT 10 IN THE ROVER MEADOWS SUBDIVISION.
- THE WELL FOR LOT 13 MUST BE DRILLED AND APPROVED BY THE HEALTH DEPARTMENT PRIOR TO SUBMITTAL OF RECORD PLAT.
- THE SEPTIC SYSTEM SERVING THE RESIDENCE AT 13940 OLD ROVER MILL ROAD WILL BE ABANDONED AND REPLACED PRIOR TO SUBMITTAL OF RECORD PLAT.
- THE WELL PERMIT WILL BE CONDITIONED AS FOLLOWS: THE INITIAL WELL MUST HAVE STEEL CASING SET AT A MINIMUM OF 50 FEET OR TEN FEET INTO THE COMPETENT BEDROCK WHICHEVER IS DEEPER. DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS WITHOUT PRIOR WRITTEN CONSENT OF THE CIVIL ENGINEER MAY CAUSE THE WORK TO BE UNLAWFUL.
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAYS OR PAVED PUBLIC ROADS SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE IN ACCORDANCE WITH THE HOWARD COUNTY STANDARDS AND SPECIFICATIONS.
- VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP: 4813-A-3
- 

## VICINITY MAP

SCALE: 1"=2000'  
ADC MAP: 4813-A3

NO.	REVISION	DATE
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SUPPLEMENTAL INFORMATION AND  
FOREST CONSERVATION PLAN

ROVER MEADOWS  
LOTS 12 AND 13  
(L.11857/F.44, PLAT 9607)

TAX MAP 15 GRID 13  
3RD ELECTION DISTRICT

PARCEL 116, LOT 10  
HOWARD COUNTY, MARYLAND

**ROBERT H. VOGEL  
ENGINEERING, INC.**














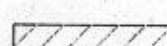
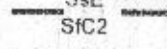





**ENGINEERS • SURVEYORS • PLANNERS**  
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ELLCOTT CITY, MD 21043 FAX: 410.461.8961

ZONED: RR-DEO  
DESIGN BY: JCO / EDS  
DRAWN BY: HS / EDS

CHECKED BY: RHV  
DATE: OCTOBER 2011

08 1 SHEET 2

### L'EGEND

- |   |  |   |                              |
|---|--|---|------------------------------|
|  | RIGHT-OF-WAY LINE                            |  | EXISTING FLOODPLAIN EASEMENT |
|  | BOUNDARY LINE                                |  | PROPOSED PRIVATE WELL AREA   |
|  | ADJACENT BOUNDARY LINE                       |   |                              |
|  | EXISTING CONTOUR                             |   |                              |
|  | EXISTING TREELINE                            |   |                              |
|  | EXISTING UTILITY POLE                        |  | FOREST CONSERVATION SIGN     |
|  | EXISTING SIGN                                |   |                              |
|  | SOILS  |  | PROPOSED SEPTIC EASEMENT     |
|  | LOD  |  | FOREST CONSERVATION AREA     |
|  | PROPOSED 24' USE-IN-COMMON DRIVEWAY EASEMENT |  | EXISTING WETLANDS            |
|  | EXISTING WELL                                |  | EXISTING 25' WETLAND BUFFER  |
|  | PERC TEST                                    |   |                              |
|  | LIMIT OF DISTURBANCE                         |   |                              |

## OWNER

BRIAN G. ISAAC  
13940 OLD ROVER MILL ROAD  
WEST FRIENDSHIP, MD. 21794  
410-465-2100

## SOILS LEGEND

SYMBOL	NAME / DESCRIPTION	GROUP
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
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## SHEET INDEX

SHEET	DESCRIPTION
1	SUPPLEMENTAL INFORMATION & FOREST CONSERVATION PLAN
2	SUPPLEMENTAL INFORMATION & FOREST CONSERVATION PLAN NOTES & DETAILS

## SITE DATA

- LOCATION: TAX MAP 15, BLOCK 13, PARCEL 116
- DEED REFERENCE: L 11857 F.00044
- 3RD ELECTION DISTRICT
- PRESENT ZONING: RR-DEO
- GROSS AREA OF PROJECT: 10.48 AC.
- TOTAL PROJECT AREA: 10.48 AC.
- LIMIT OF DISTURBANCE: 0.87 AC.
- PROPOSED IMPERVIOUS AREA: 0.14 AC.±
- PROPOSED USE OF SITE: RESIDENTIAL (SFA)
- NUMBER OF RESIDENTIAL LOTS PROPOSED: 2 LOTS
- AREA OF FLOODPLAIN: 4.19 AC.±
- AREA OF WETLANDS/BUFFER: 3.42 AC.±
- AREA OF STEEP SLOPE: 0.00 AC.
- FLOODPLAIN COUNT NUMBERS: F-88-86, WP-89-112, F-90-14, WP-11-120, EC2 12-001

### PLAN VIEW

SCALE: 1"=50'

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

CHIEF, DIVISION OF LAND DEVELOPMENT DATE

