



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) 8/13/03 TEST TIME 9:00 A/P 510952

AGENCY REVIEW: _____ DATE _____

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- ☐ CONSTRUCT NEW SEPTIC SYSTEM(S)
- ☐ REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- ☐ REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- ☐ NEW STRUCTURE(S)
- ☐ ADDITION TO AN EXISTING STRUCTURE
- ☐ REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- ☐ CREATE NEW LOT(S)
- ☐ BUILD ON AN EXISTING LOT IN A SUBDIVISION
- ☐ BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- ☐ YES
- ☐ NO

THE TYPE OF STRUCTURE IS:

- ☐ RESIDENTIAL WITH _____ PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- ☐ COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- ☐ INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) Mercer, Philip T + Gay

DAYTIME PHONE (410) 964-9815 CELL _____ FAX _____

MAILING ADDRESS 11208 Ridermark Row Columbia MD 21044
STREET CITY/TOWN STATE ZIP

APPLICANT _____

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET CITY/TOWN STATE ZIP

APPLICANT'S ROLE: DEVELOPER BUILDER BUYER RELATIVE/FRIEND REALTOR CONSULTANT

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME 4747 Ten Oaks Property LOT NO. 5

PROPERTY ADDRESS 4747 Ten Oaks Rd
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 28 GRID _____ PARCEL(S) 301 PROPOSED LOT SIZE 3.3

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT.

SIGNATURE OF APPLICANT _____

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

APPLICATION

PERCOLATION TESTING

A 519052

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH

3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

DISTRICT

5th

DATE

7/15/03

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER

Mr. Philip T. Mercer & Mrs. Gay Mercer

ADDRESS

11208 Ridemark Row

Columbia, MD

21044

PHONE

410-964-9815

AGENT OR PROSPECTIVE BUYER

N/A

ADDRESS

PHONE

PROPERTY LOCATION:

SUBDIVISION

R. L. Gosselin Property

LOT NO.

3 5

ROAD AND DESCRIPTION

4747 Ten Oaks Road, Dayton, Maryland 21036-1124

TAX MAP

28

PARCEL #

301

* SIZE OF LOT

3.3 Ac.

TYPE BLDG.

SFD

(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

M Mercer (agent for Philip Mercer)
(SIGNATURE OF APPLICANT)

APPROVED BY

FOR

DATE

DISAPPROVED BY

FOR

DATE

HOLD PENDING FURTHER TESTS

REASONS FOR REJECTION OR HOLDING

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. #

DATE

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. #

DATE

THIS IS NOT A PERMIT

A/P 577052

10
Brown
rooted L

1
Heavy
orange
brown
micaceous
L

4
Fine
yellow
brown
micaceous
LS
w/ < 5%
coarse Qtz
frag

13
8
Brown L
rooted

1
orange brown
micaceous
SCL

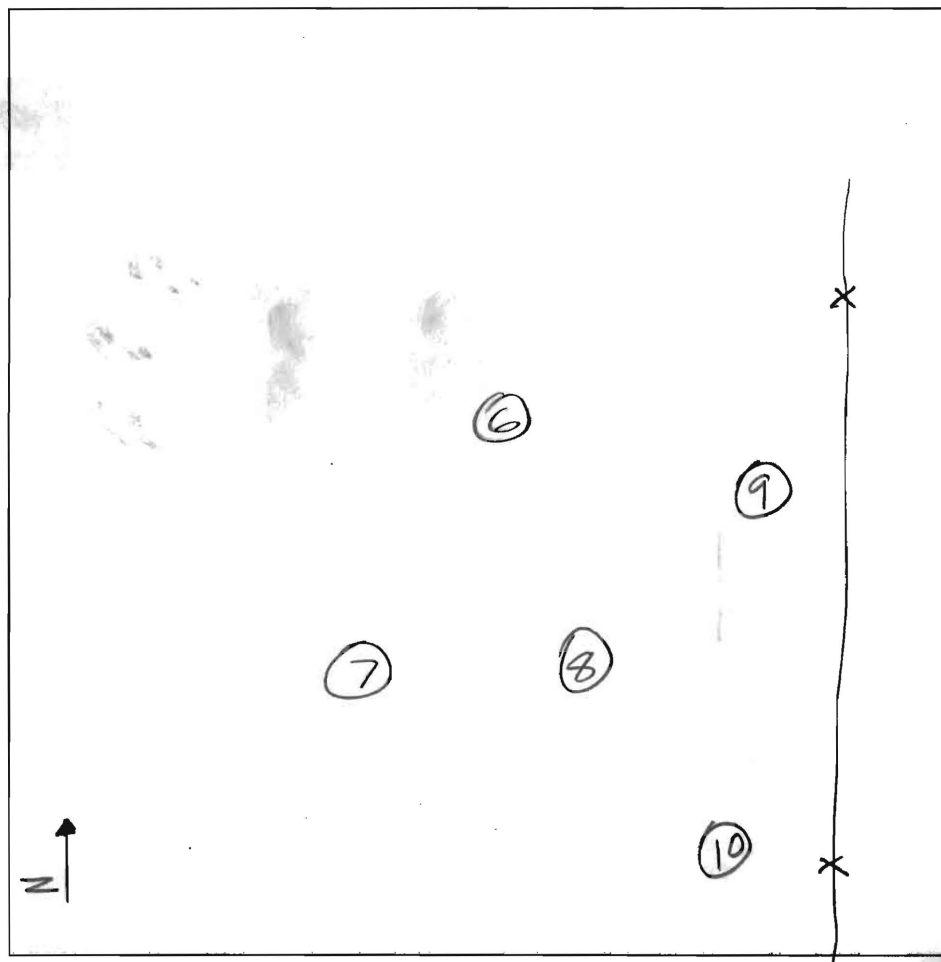
2 1/2
orange brown
micaceous L

3 1/2
yellow
brown
micaceous
LS
w/ < 5%
coarse
frag

14
6
Brown
sil

1
orange
brown
micaceous
L

3 1/2
Fine
orange
brown
micaceous
LS
w/ < 5%
coarse
Qtz frag



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
8/13/03	10	5 1/2 13	9:36	9:37	9:39	2	P
	8	14 U				2-7	P
	9	5 14	9:52	9:54	9:56	2	P
	6	4 1/2 13	10:09	10:10	10:12	2	P
	7	13 V	10:12	10:15		2-7	P

9
Brown
rooted L1
orange
brown
micaceous

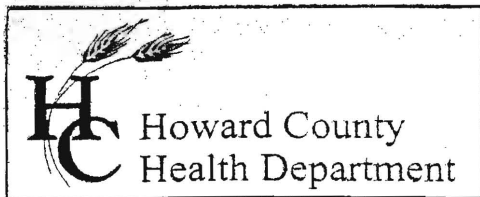
4
yellow
brown
micaceous
LS
w/ 10-15%
coarse
frag

13
7
Brown
sil

1
heavy orange
brown L
w/ 20-25%
coarse
frag

5
orange
brown
micaceous
LS
w/ 10-15%
coarse frag

REMARKS Holes dug per planSANITARIAN J. Boris BACKHOE Fogles OTHERS S. Heiss & M. CassolaTEST HOLES USED IN SDA All AVG. PERC TIME 2 SQ. FT/BR 180TRENCH WIDTH 3 INLET DEPTH 4 MAX. BOT DEPTH 6 EFFECTIVE SW 2



3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer

August 15, 2003

Philip T & Gay Mercer
11208 Ridermark Row
Columbia, Maryland 21044

RE: PERCOLATION TEST RESULTS-A510952
Tax Map 28, Parcel 301
Gosselin Property, Ten Oaks Road

Dear Mr. & Mrs. Mercer:

Percolation testing conducted August 13, 2003 on the referenced property indicated satisfactory soil conditions. Copies of the test results are enclosed.

Further review is contingent upon submission by a registered engineer/surveyor of a percolation certification plan showing the following:

- 1) Actual locations and elevations of all excavated test holes
- 2) A suitable house and well site for each lot
- 3) Two replacement well sites or approximately 1500 square feet of approvable well area for each lot
- 4) All existing wells and septic reserve areas on the property
- 5) Locations of any other relevant features such as streams, swales, or existing structures
- 6) A note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown
- 7) A note indicating that depicted topography reflects field-matched information
- 8) A health officer signature block stating "approved for private water and private sewerage systems"
- 9) A MDE sewage disposal area statement is required
- 10) A note to read that the lots meet minimum width requirements

The percolation certification plat should be submitted within 60 days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-1771.

Very truly yours,

John A. Boris Jr., R.S.
Water and Septic Program

JB
Enclosures
cc: LDE, Inc.
File

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

NOTES:
1. EXISTING ZONING:
2. PLAT REFERENCE: PLAT C.M.P. NO. 4060
3. TOTAL AREA OF LOTS: 7.0741 AC.±
4. THE LOTS SHOWN COMPLY WITH THE MINIMUM LOT AREA AND OWNERSHIP WIDTH AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
5. EXISTING WELLS HAVE BEEN SHOWN WITHIN 100 FEET OF THE LOT WHICH MAY EFFECT THIS PROPOSAL.
6. THE TOPOGRAPHY SHOWN IS TAKEN FROM HOWARD COUNTY AERIAL PHOTOGRAPHY AND THE AREA WITHIN THE SEWAGE DISPOSAL AREA HAS BEEN FIELD VERIFIED.
7. THE EXISTING RESIDENTIAL STRUCTURE, SEPTIC FIELD AND WELL SHALL BE REMOVED/ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT PROCEDURES PRIOR TO ISSUANCE OF BUILDING PERMIT.
NOTE: ALL WELLS TO BE DRILLED PRIOR TO RECORD PLAT SIGNATURE.

LEGEND

- 560--- EXISTING CONTOURS
- SOILS DIVISION LINE
- PROPOSED SEWAGE DISPOSAL EASEMENT
- BUILDING RESTRICTION LINE
- PROPOSED DWELLING
- PASSED PERC TEST
- FAILED PERC TEST
- ALTERNATE WELL SITE
- PREFERRED WELL SITE

TEN OAKS ROAD
(MAJOR COLLECTOR - EX. 60' RW)

SOIL LEGEND			
HYDROLOGIC SOIL GROUP	SOIL SYMBOL	DESCRIPTION	REMARKS
B	CgB2	Chester gravelly silt loam, 3% to 8% slopes, moderately eroded	
B	ChB2	Chester silt loam, 3% to 8% slopes, moderately eroded	
B	ChC2	Chester silt loam, 8% to 15% slopes, moderately eroded	
B	GIC2	Glenelg loam, 8% to 15% percent slopes, moderately eroded	
C	GnB2	Glenville silt loam, 3% to 8% percent slopes, moderately eroded	
B	MID2	Manor loam, 15% to 25% slopes, moderately eroded	

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

Deanna Bonate M.D. 10-2-03
HOWARD COUNTY HEALTH OFFICER DATE

FLOYD G JONES JR AND
KAREN FAY JONES
ZONED: RR-DEO
L. 2190/F. 444
PARCEL 37

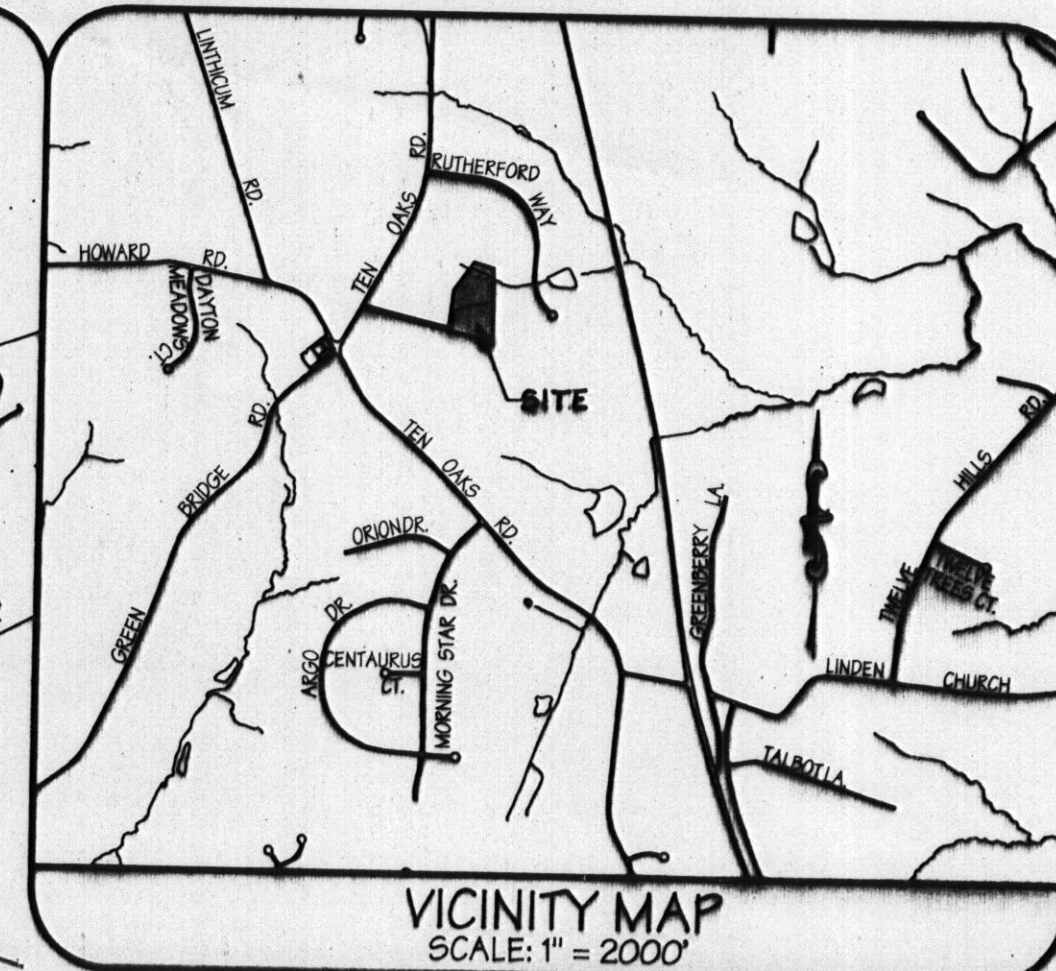
HOWARD COUNTY MARYLAND
L. 2632/F. 573
ZONED: RR-DEO
GOSSELIN PROPERTY
LOT 2
PLAT NO. 9040

WILLIAM L TALBOT AND
LAURA A TALBOT
ZONED: RR-DEO
ORNDORFF PROPERTY
LOT 3
PLAT NO. 8829

PERC CERTIFICATION:
I certify that the locations shown hereon are based on field locations done under my supervision and are correct to the best of my professional knowledge and belief.

D. Wayne Weller
D. Wayne Weller, Professional Land Surveyor
MD Reg. No. 10685

9/15/03
Date



SAMUEL L SANTOLLA AND
GEORGEANNE C SANTOLLA
L. 3539/F. 697
ZONED: RR-DEO
RUTHERFORD
LOT 11
PLAT NO. 9372

GUY R COPELAND AND
DEBORAH L COPELAND
L. 2556/F. 696
ZONED: RR-DEO
RUTHERFORD
LOT 10
PLAT NO. 9372

JAMES H SANBORN AND
EMILIE S SANBORN
ZONED: RR-DEO
SANBORN PROPERTY
LOT 1
PLAT NO. 10935

JOHN F LAZZARI AND
DALE B LAZZARI
ZONED: RR-DEO
ORNDORFF PROPERTY
LOT 3
PLAT NO. 8829

LDE, INC.
9250 Rumsey Road, Suite 106, Columbia, MD. 21045
(410) 715-1070 (301) 596-3424 (410) 715-9540 (Fax)

DESIGNED SDH	Percolation Certification Plat	SCALE 1" = 50'
DRAWN JLM	ROBERT L GOSSELIN PROPERTY <i>Signed Per Cert</i>	DRAWING 1 of 1
CHECKED BDB	LOT 2 & LOT 3 A RESUBDIVISION OF LOT 1	JOB NO. 02-041
DATE 7/20/03	5th Election District - Howard County, Maryland Tax Map No. 28 - Grid No. B - Parcel 301 Previous Submittals: F-79-179	FILE NO. F03-
	OWNER/DEVELOPER PHILIP MERKER 11208 Ridemark Row Columbia, MD 21044 (410) 964-9815	

F03-

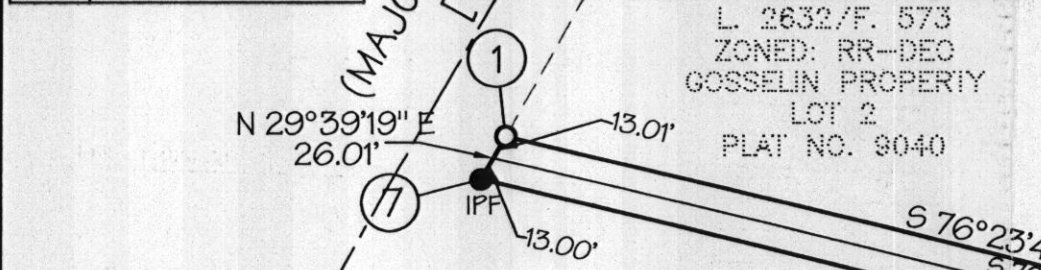
Reservation of Public Utility and Forest Conservation Easements
Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities and forest conservation (designated as "Forest Conservation Area"), located in, on, over and through lots 5 & 6, and conveyances of the aforesaid lots 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 metes 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 the 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.

MINIMUM LOT SIZE TABULATION

Lot No.	Gross Area	Pipestem	Net Lot Size
5	143,575 sq. ft.	11,555 sq. ft.	132,020 sq. ft.
6	164,574 sq. ft.	17,338 sq. ft.	147,236 sq. ft.

100 YR FLOODPLAIN LINES

LINE	BEARING/DISTANCE
F1	S52°22'28"E- 91.98'
F2	N74°26'19"E- 52.43'
F3	S55°28'03"E- 33.14'
F4	S27°33'48"E- 27.74'
F5	S80°49'41"E- 60.99'
F6	S35°36'34"W- 42.80'
F7	N58°12'49"W- 7.92'
F8	N34°44'27"W- 48.03'
F9	N03°44'14"E- 20.72'
F10	N67°33'15"W- 104.80'
F11	S50°19'11"W- 32.05'
F12	N56°43'07"W- 40.04'
F13	N88°55'19"W- 77.90'



The requirements of § 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.

D. Wayne Weller MD No. 10685	Date
Philip T. Mercer	Date
Gay Mercer	Date

COORDINATE TABLE

POINT NO.	NORTHING	EASTING
1	573229.0219	1316377.7940
2	573020.4354	1317239.6419
3	573417.8070	1317285.4220
4	573696.2973	1317492.6641
5	573642.2913	1317691.4589
6	572885.2395	1317691.9886
7	573206.4187	1316364.9248

AREA TABULATIONS

- Total number of lots to be recorded: 3
 - Buildable: 2
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of lots to be recorded: 7.0741 Ac.±
 - Buildable: 7.0741 Ac.±
 - Non-Buildable: 0
 - Open Space: 0
 - Preservation Parcels: 0
- Total area of road right-of-way to be recorded: 0.00 Ac.±
- Total area of subdivision to be recorded: 7.0741 Ac.±

APPROVED: For Private Water and Private Sewerage Systems.

Howard County Health Officer Date

APPROVED: Howard County Department of Planning and Zoning.

Director Date

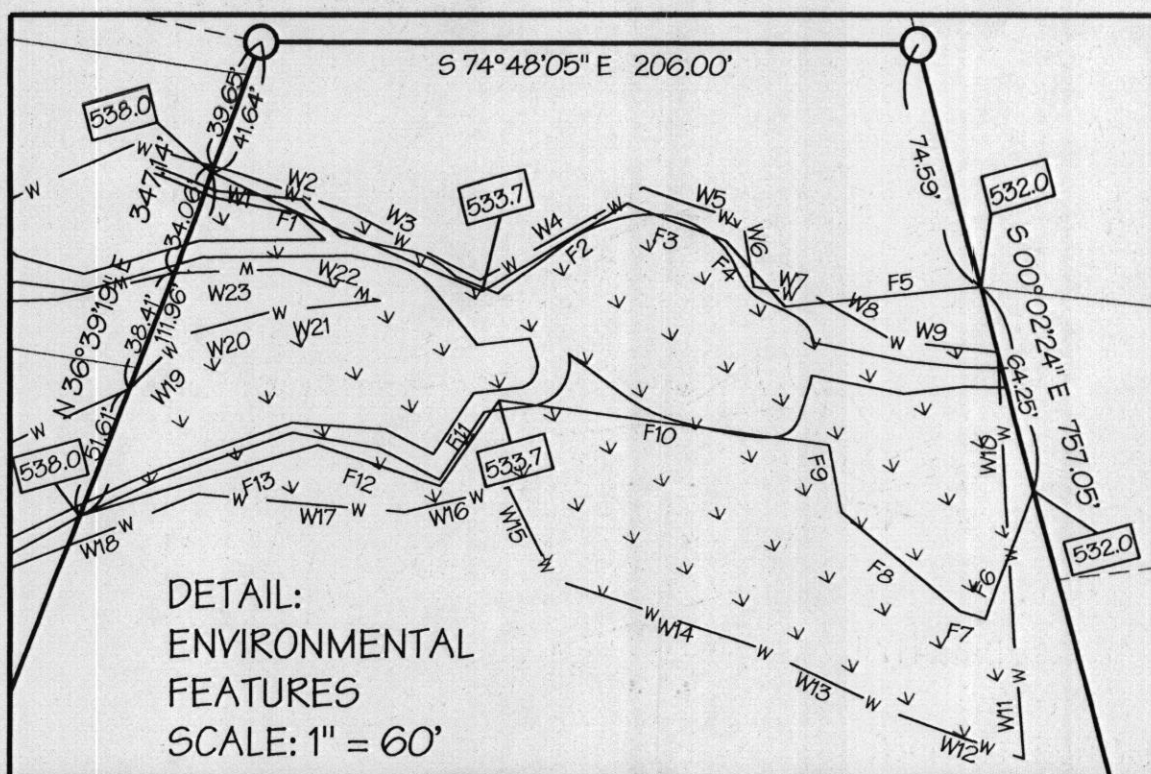
Chief, Development Engineering Division Date

GENERAL NOTES CONT.

- This plat complies with the requirements of Section 16.1200 of the Howard County Code for Forest Conservation by the retention of 2.3 acres of onsite forest.
- This resubdivision complies with Section 16.124 of the Howard County Code and the latest edition of the Howard County Landscape Manual. Surety for the required landscape materials in the amount of \$6,700 shall be posted with the grading permit surety.
- This resubdivision is exempt from the noise study requirements due to the distance between Ten Oaks Road (major collector) and the proposed dwellings. Proposed dwellings are located over 1000 feet from the Ten Oaks Road right-of-way.
- This plat is subject to the amended Fifth Edition of the Subdivision Regulations, per CB-75-2003.
- Open Space required for RR-DEO Zoning District = 5% of Gross Area
Gross Area = 7.0741 Ac. x 5% = 0.3537 Ac. Required. A Payment of a Fee in Lieu of providing the Required Open Space was paid in the Amount of \$1,500.00.
- Development or Construction on these lots is subject to compliance with setbacks and buffer regulations in effect at the time of submission of a building permit application.
- The existing dwelling located on Lot 6 will be removed.
- This plan is subject to WP-04-60. On November 26, 2003 the planning director approved the request to waive Section 16.120 (b)(4)(ii) which prohibits the placement of environmental features (wetlands, streams, flood plains, required buffers and forest conservation easements) on residential lots or buildable preservation parcels less than 10 acres in size for a proposed 2 lot resubdivision of existing Lot 1, Robert L. Gosselein Property, subject to the following conditions:
 - The applicant shall submit a final plan application to this Department for review by the Subdivision Review Committee to complete the subdivision plan process to establish new Lot 2 and 3 (the lots should be identified as new Lots 5 and 6), unless a preliminary equivalent sketch plan is required for public road frontage improvements (see enclosed advisory comments).
 - No grading, removal or vegetative cover and trees, paving and new structures is permitted within the limits of 100 year flood plain, stream bank, wetlands, or their required buffers and forest conservation credit areas in accordance with Section 16.116 of the Subdivision and Land Development Regulations. The building restriction lines for new Lots must be established as 35 feet from the edge of any environmental buffer or feature located within the lot in accordance with Section 16.120(b)(4)(iii) of the Subdivision Regulations, please be advised that no waivers will be granted for impacts to the 100 year flood plain, stream, wetlands or their required buffers.
- This plan is subject to WP-05-110. On June 29, 2005 the Planning Director approved the request to waive Section 16.144(j) which requires the submission of a final plan and the resubmission of plans by specific deadline dates, subject to the following conditions:
 - The plat submission, F-04-123 is hereby reactivated. The plat must meet the requirements of the Amended Fifth Edition of the Subdivision Regulations. Specifically, Section 16.120(b) (6) (v) and Section 16.120(b) (6) (vi) must be satisfied on the revised plan submission to be distributed to specific agencies (2-DLD, 4 DED, 1 Health, 1 BOE). The 8 sets of revised plans are due by August 13, 2005 (45 days from the date of the waiver approval letter).
 - This waiver will also reactivate waiver petition (WP-04-060) for one-year from the date of this waiver petition decision, or as long as the subdivision plan remains in active processing.
- Open Space for this subdivision will be addressed via a fee in lieu payment in the amount of \$1,500.00 for the additional lot.

WETLAND LINES			
LINE	BEARING/DISTANCE	LINE	BEARING/DISTANCE
W1	S60°20'50"E- 5.26'	W13	N50°12'29"W- 49.28'
W2	S57°50'11"E- 39.50'	W14	N57°05'57"W- 67.35'
W3	S48°02'51"E- 45.64'	W15	N11°01'44"W- 32.13'
W4	N76°30'07"E- 57.69'	W16	S87°56'21"W- 33.34'
W5	S58°11'44"E- 33.08'	W17	N70°12'46"W- 64.97'
W6	S05°21'08"W- 20.47'	W18	N83°38'09"W- 43.93'
W7	S66°04'13"E- 19.96'	W19	N61°21'27"E- 24.32'
W8	S45°59'21"E- 27.43'	W20	S88°10'12"E- 28.41'
W9	S68°37'06"E- 32.55'	W21	S80°43'56"E- 33.98'
W10	S11°36'42"W- 88.02'	W22	S57°40'28"W- 32.73'
W11	S10°16'32"W- 37.18'	W23	N77°00'43"W- 33.54'
W12	N55°51'38"W- 40.58'		

FOREST CONSERVATION EASEMENT LINES			
LINE	BEARING/DISTANCE	LINE	BEARING/DISTANCE
FCE1	N74°27'57"E- 98.94'	FCE13	N00°02'24"W- 100.39'
FCE2	S75°07'30"E- 24.81'	FCE14	N60°28'00"W- 88.94'
FCE3	S04°40'27"W- 18.60'	FCE15	N78°21'56"W- 145.31'
FCE4	N08°41'55"E- 57.10'	FCE16	S66°03'00"W- 52.80'
FCE5	S25°24'24"W- 75.26'	FCE17	N70°16'45"W- 50.69'
FCE6	S64°04'13"W- 141.83'		
FCE7	N06°16'07"E- 156.90'		
FCE8	S29°25'24"E- 33.16'		
FCE9	N36°39'19"E- 295.99'		
FCE10	S74°48'05"E- 206.00'		
FCE11	S00°02'24"E- 338.37'		
FCE12	S76°36'53"W- 61.67'		



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 William C. III Freeman to Philip T. Mercer and Gay Mercer, by deed dated October 10, 2002 and recorded in the land records of Howard County in Liber 6495, Folio 454 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.

D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685

Date

OWNER'S CERTIFICATE

We, Philip T. Mercer and Gay Mercer, 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:

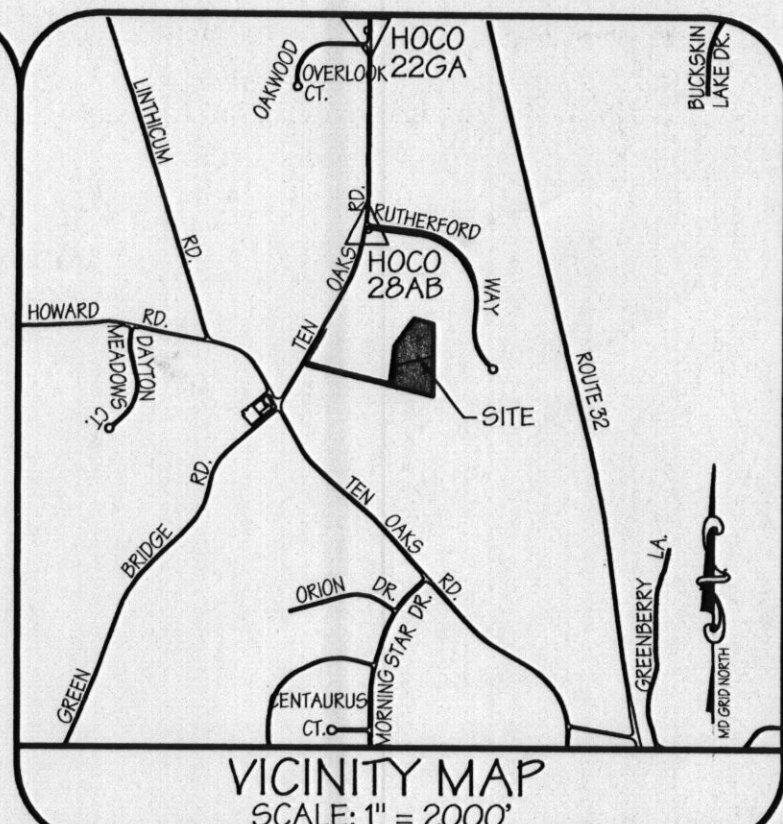
- The right to lay, construct and maintain sewers, drains, water pipes and other municipal utilities and services, in and under all roads and street right-of-ways and the specific easement areas shown hereon;
- The right to require dedication for public use the beds of the streets and/or roads and floodplains 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 erected on or over the said easements and rights-of-ways.

Witness by our hands this day of August, 2005.

Philip T. Mercer

Gay Mercer

Witness



GENERAL NOTES

- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated October 2002.
- These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 22GA and 28AB.
- Deed Reference: L. 6495, F. 454
- Plat Reference: Plat. C.M.P. No. 4050
- Stone or Concrete Monument Found or set
 - Pipe or Rebar Found or Set.
- Subject property is zoned RR-DEO per the 2/2/2004 Comprehensive Zoning Plan.
- BRL denotes Building Restriction Line.
- No Clearing, grading, or construction is permitted within the 100 year floodplain, nontidal wetlands, stream(s) or their buffers.
- The Wetland Investigation was completed by LDE, Inc. dated December, 2003.
- There are no wetlands on site that will be disturbed and that will require 401 & 404 wetlands permits from the State of Maryland.
- An "Obviously non-critical" 100 year floodplain study was prepared by LDE, Inc. No structures are proposed at an elevation less than 15 feet above the 100 year floodplain elevation.
- All areas shown on this plat are +/-, more or less.
- These areas designate a private sewage easement of 10,000 square feet as required by the Maryland State Department of the Environment for individual sewage disposal. (COMAR 26.04.03) Improvements of 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 variances for encroachments into the private sewage easement. Recordation of a modified sewage easement shall not be necessary.
- The lots shown comply with the minimum lot area and ownership width as required by the Maryland State Department of the Environment.
- A maintenance agreement for the use-in-common private driveway easement will be recorded concurrently with this plat.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwelling to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (14 feet serving more than one residence).
 - Surface - 6 inches of compacted crusher run base with tar and chip coating.
 - Geometry - Maximum 15% grade, with the durable and sustained grade of 8%. Maximum 10% grade change and minimum of 45 foot turning radius.
 - Structures (culverts/bridges) Capable of supporting 25 gross tons (H2 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.Where one (1) driveway serves more than one (1) lot, a house number sign must be placed at each lot entrance and a range of street address house numbers sign where the common driveway intersects with the main road.
- For flag or pipe stem lots, refuse collection, snow removal and road maintenance are provided to the junction of the flag or pipe stem lot driveway. right-of-way line only and not onto the flag or pipe stem lot driveway.
- The Howard County Well Permit # is
- The proposed wells on both lots to be drilled prior to final plat signature approval.
- Quality Stormwater management for Lot 5 will be met using a bioretention facility. Quality and quantity stormwater management for lot 6 is not required since there is no net increase in impervious area on this lot. Channel Protection Volume (CPV) is not required for lot 6 since 95% of the drainage area to the onsite stream bisecting the property is located offsite.

RECORDED AS PLAT NUMBER _____
ON _____ AMONG THE
LAND RECORDS OF HOWARD COUNTY, MD.

ROBERT L. GOSSELEIN PROPERTY

LOTS 5 & 6
A RESUBDIVISION OF ROBERT L. GOSSELEIN PROPERTY LOT 1
5th Election District - Howard County, MD
Tax Map 28 - Grid B Parcel 301
Scale 1"=100' - Date: August 2005
Zoning: RR-DEO Sheet 1 of 1
Previous Submittals: F-78-179; WP-77-158; WP-04-60; WP-05-110

LDE Inc.

JOB# 02-041

Engineers, Surveyors, Planners

9250 Runsey Road, Suite 106 Columbia, Maryland - 21045
(410)715-1070 - (301)596-3424 - FAX (410)715-9540

FO4-123