



# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_ AP 5 3 1931  
 AGENCY REVIEW: \_\_\_\_\_ DATE 9/24/09

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: NA  
 RESIDENTIAL WITH UNKNOWN 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) BRIAN G. ISSAC

DAYTIME PHONE 410-205-2100 CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 13940 OLD ROVER MILL ROAD, WEST FRIENDSHIP MD  
STREET CITY/TOWN STATE ZIP 21794

APPLICANT ROBERT H. VOGEL ENGINEERING, INC

DAYTIME PHONE 410-461-7000 CELL A FAX 410-461-8961

MAILING ADDRESS 8407 MAIN STREET, ELLICOTT CITY, MD 21043  
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME ROVER MEADOWS LOT 10 LOT NO. 13

PROPERTY ADDRESS 13940 OLD ROVER MILL ROAD, WEST FRIENDSHIP  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 15 GRID 13 PARCEL(S) 116 PROPOSED LOT SIZE 10.483 A

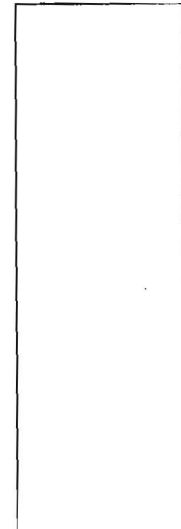
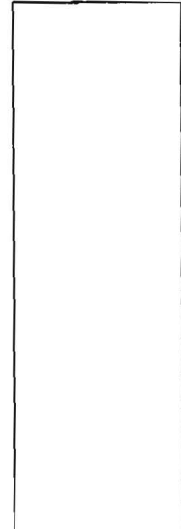
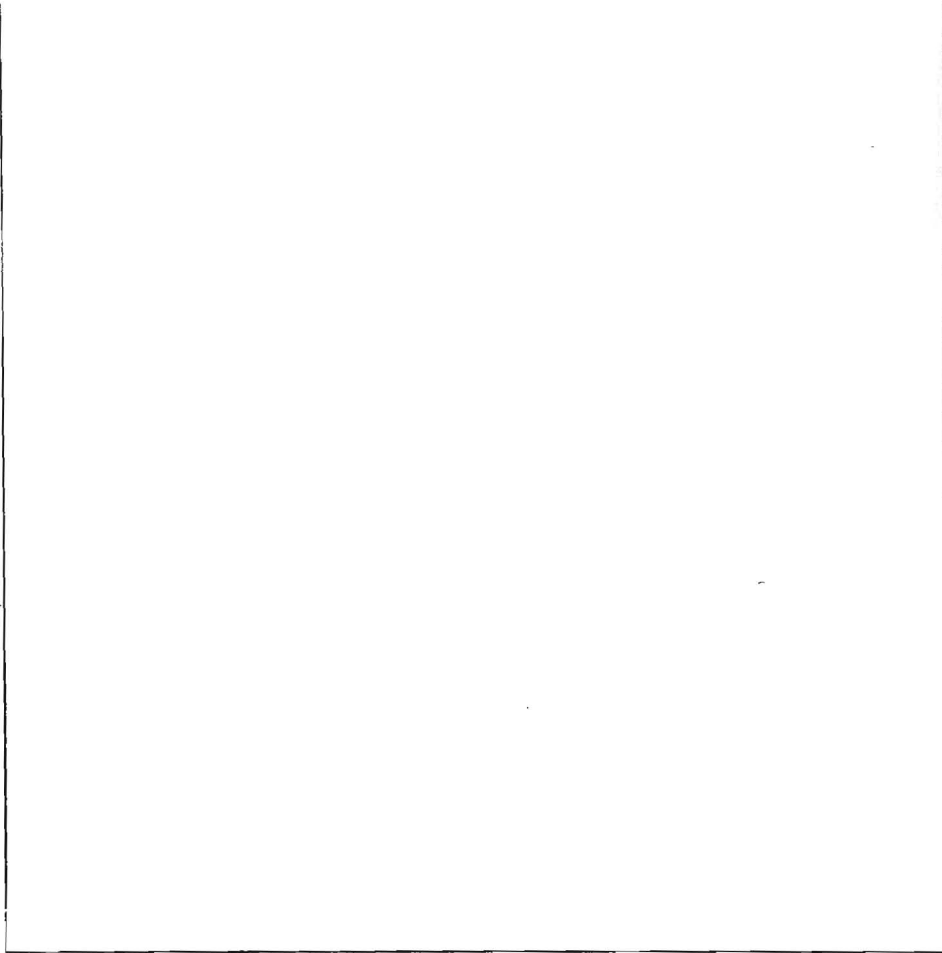
AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A.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

TEST RESULTS WILL BE MAILED TO APPLICANT. Megan Brett  
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

RECEIVED  
 HOWARD COUNTY HEALTH DEPT.  
 ENVIRONMENTAL HEALTH

2009 SEP 24 PM 4:05



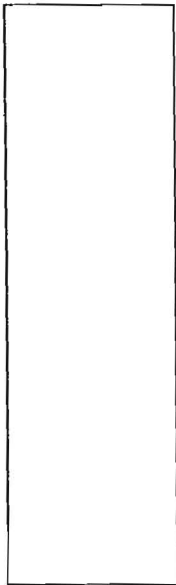
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H

REMARKS \_\_\_\_\_

SANITARIAN \_\_\_\_\_ BACKHOE \_\_\_\_\_ OTHERS \_\_\_\_\_

TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME \_\_\_\_\_ SQ. FT/BR \_\_\_\_\_

TRENCH WIDTH \_\_\_\_\_ INLET DEPTH \_\_\_\_\_ MAX. BOT DEPTH \_\_\_\_\_ EFFECTIVE SW \_\_\_\_\_

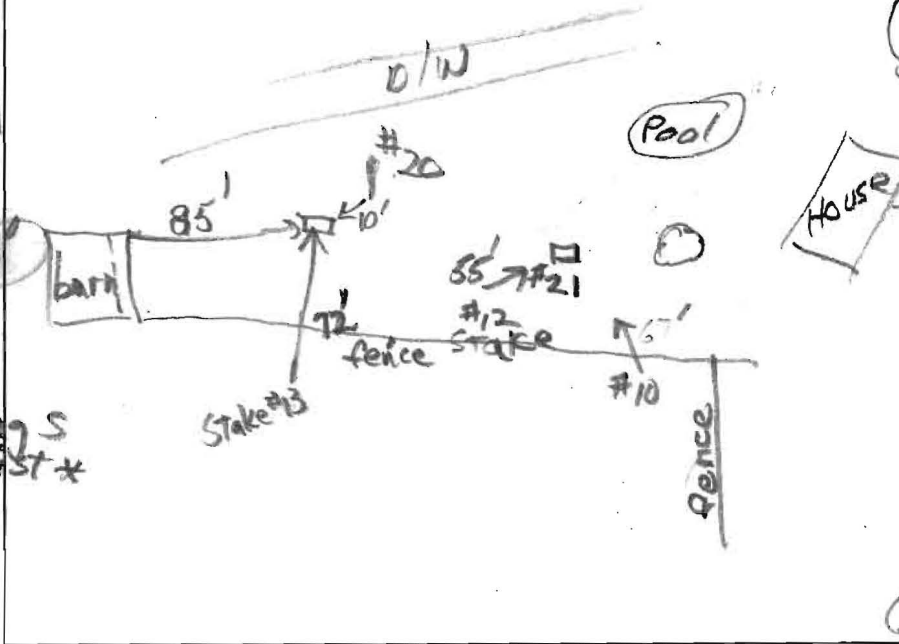




A/P

New Perc for 13940 Rover Mill Rd.

(10)  
 brn sl 1'  
 brn scl 2'  
 yel-red grsl heavy 2.5'  
 brn sl many fine mica 5'  
 yel-brn grsl 1 cpl micaceous 8.2'  
 dk brn req ch sl some flags Mn coatings very moist \* 8.6'



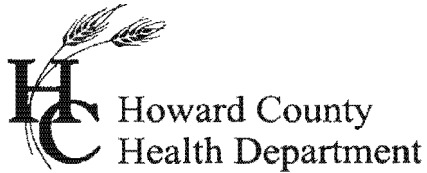
(20)  
 0.5' brn sl  
 2' brn scl 1 msbk  
 3' yel-red grsl many mica black striations slightly sticky  
 7.5' yel-red sl common mica  
 8.1' pale brn sl w/ 2+ pale yel grey sl  
 8.8' w/ 3D red-yel 7C2 F pale yel.

(21)  
 1.3' brn sl  
 2' brn scl 2' brn sl  
 2' fbbk  
 4' brn grsl  
 4' East end

6' yel-red psl c1d blk  
 8.5' yel brn grsl  
 10.5' brn grsl common Mn coatings  
 11.5' yel-brn ch sl platy micaceous  
 11.8' grey vlls 55-60% flags

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
4/7/10	(20)	38' 8"	2:07	2:14	2:23	9	P
4/7/10	10	3' 8"	2:27	Pulled	sticky soil no micaceous		
reshelf	(10)	4' 8"	2:37	2:40	2:48	8	P
4/7/10	(21)	5' 8" / 11.5'	3:56	3:58	4:03	5	P

REMARKS #20, 10' downhill of stake  
 SANITARIAN RR BACKHOE Kevin Dave OTHERS Brian Isaac  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME 7 min SQ. FT/BR 187.5  
 TRENCH WIDTH 2' or 3' INLET DEPTH 2' MAX. BOT DEPTH 4' EFFECTIVE SW 1  
7.5' at #21



Bureau of Environmental Health  
7178 Columbia Gateway Drive, Columbia, MD 21046-2147  
(410) 313-2640 Fax (410) 313-2648  
TDD (410) 313-2323 Toll Free 1-866-313-6300  
website: www.hchealth.org

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Peter L. Beilenson, M.D., M.P.H., Health Officer

September 1, 2010

Brian Isaac  
13940 Old Rover Mill Road  
West Friendship, Maryland 21794

RE: Variance request  
Rover Meadows, Lot 13 (proposed)  
Tax Map 15 Parcel 116 Lot 10  
Howard County, Maryland

Dear Mr. Isaac,

The Health Department submitted a variance request on your behalf concerning the potential re-subdivision of Lot 10, Rover Meadows Subdivision (Howard County Tax Map 15, Parcel 116). Consideration of the soil conditions and percolation test results, assumed groundwater flow patterns, landscape position, and documentation of water quality at the primary well location were some of the factors used in making our recommendation for approval.


The Maryland Department of the Environment (MDE) has accepted our recommendation to approve the variance request subject to the specific conditions that are described below. The pending approval will allow a well to serve proposed Lot 13 to be located more than 200 feet downgradient of the septic reserve on proposed Lot 13 and the septic systems on three neighboring properties.

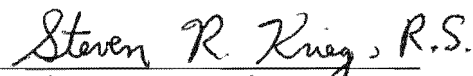
The variance is approvable subject to the following conditions concerning the primary well:

1) The initial (primary) well must have steel casing set a minimum of 50 feet OR ten feet into the competent bedrock whichever is deeper.

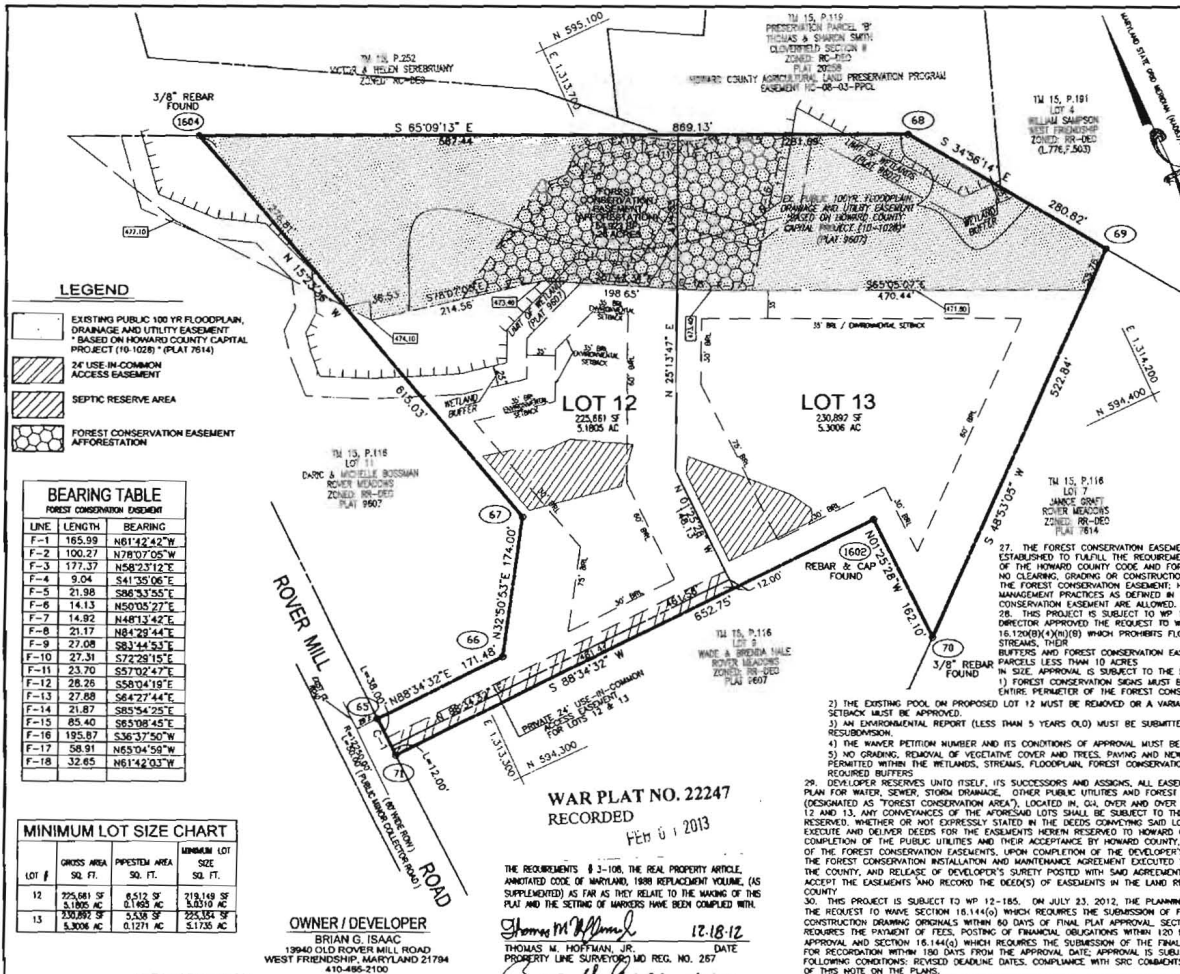
The well permit will be conditioned with this requirement, as stated. If you have any questions regarding this letter, you may contact me at the above address or by calling (410) 313-1771.

Sincerely,

  
Robert Bricker, RS/REHS  
Well and Septic Program

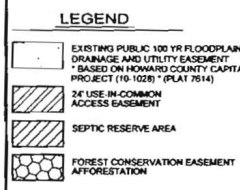
  
Maryland Department of the Environment

COPY: Robert Vogel, P.E., Consulting Engineer



CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING
C-1	12,250.0'	50.0'	25.0'	0714102' / N014732' W 50.0'

NO.	NORTH	EAST
65	59448.1737	131370.8800
66	59444.4368	131334.3070
67	59458.6183	131346.6878
68	59487.9532	131408.2107
69	59467.1879	131423.3307
70	59424.3751	131382.0299
71	59438.1973	131372.4487
1602	594405.4250	1313825.0000
1604	595182.5889	1313273.4314



LINE	LENGTH	BEARING
F-1	165.99	N61°42'42\"
F-2	100.27	N78°37'05\"
F-3	177.37	N58°23'12\"
F-4	9.04	S41°35'06\"
F-5	21.98	S86°53'55\"
F-6	14.13	N50°05'27\"
F-7	14.82	N48°13'42\"
F-8	21.17	N84°28'44\"
F-9	27.08	S83°44'53\"
F-10	27.31	S72°28'15\"
F-11	23.70	S57°02'47\"
F-12	28.26	S58°04'39\"
F-13	27.88	S64°27'44\"
F-14	21.87	S85°54'25\"
F-15	85.40	S85°08'45\"
F-16	195.87	S36°37'50\"
F-17	58.91	N55°04'59\"
F-18	32.65	N61°42'43\"

LOT #	GROSS AREA SQ. FT.	PAVED AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
12	225,081 SF	8,512 SF	219,149 SF
13	230,897 SF	5,538 SF	225,354 SF

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	2
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	2
TOTAL NUMBER OF LOTS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	10,481.0 AC
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
TOTAL AREA OF LOTS TO BE RECORDED	10,481.0 AC
TOTAL AREA OF ROADWAY TO BE RECORDED	0.0000 AC
TOTAL AREA TO BE RECORDED	10,481.0 AC

**OWNER / DEVELOPER**  
 BRIAN G. ISAAC  
 13940 OLD ROVER MILL ROAD  
 WEST FRIENDSHIP, MARYLAND 21794  
 410-486-2100

**ROBERT H. VOGEL ENGINEERING, INC.**  
 ENGINEERS - SURVEYORS - PLANNERS  
 8400 MAIN STREET  
 SUITE 201, MD 21043 TEL: 410-481-7888

**WAR PLAT NO. 22247 RECORDED**  
 Feb 6 2013

THE REQUIREMENTS § 3-100, 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.

*Thomas M. Hoffman* 12-18-12  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR MD REG. NO. 287

*Brian G. Isaac* 1/13/13  
 BRIAN G. ISAAC DATE

27. THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HONORARY COUNTY CODE AND FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.

28. THIS PROJECT IS SUBJECT TO WP 11-120. THE PLANNING DIRECTOR APPROVED THE REQUEST TO MAKE SECTION 16.1200(VI)(8) WHICH PROMOTES FLOODPLAIN, WETLAND, STREAMS, TRIBUTARIES AND FOREST CONSERVATION EASEMENTS ON LOTS OR PARCELS LESS THAN 10 ACRES.

29. DEVELOPER PRESERVES 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 12 AND 13, ANY CONVEYANCES OF THE FOREST CONSERVATION AREA HEREBY RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEEDS CONVEYING SAID LOTS. DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE EASEMENTS HEREBY RESERVED TO HONORARY COUNTY, AND IN THE CASE OF THE FOREST CONSERVATION EASEMENTS, UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND ACCEPTANCE BY THE PUBLIC UTILITIES AND FOREST CONSERVATION DIVISION OF HONORARY COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEEDS OF EASEMENTS IN THE LAND RECORDS OF HONORARY COUNTY.

30. THIS PROJECT IS SUBJECT TO WP 12-185, ON JULY 23, 2012, THE PLANNING DIRECTOR APPROVED THE REQUEST TO MAKE SECTION 16.144(G) WHICH REQUIRES THE SUBMISSION OF FINAL ROAD CONSTRUCTION DRAWING ORIGINALS WITHIN 90 DAYS OF FINAL PLAT APPROVAL, SECTION 16.144(G) WHICH REQUIRES THE PAYMENT OF FEES, POSTING OF FINANCIAL OBLIGATIONS WITHIN 120 DAYS OF FINAL PLAT APPROVAL AND SECTION 16.144(G) WHICH REQUIRES THE SUBMISSION OF THE FINAL SUBDIVISION PLAN FOR RECORDED WITHIN 180 DAYS FROM THE APPROVAL DATE. APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS: REVISED DEADLINE DATES, COMPLIANCE WITH SRC COMMENTS AND THE ADDITION OF THIS NOTE ON THE PLANS.

31. THIS PROJECT IS SUBJECT TO A DESIGN MANUAL NUMBER, ON NOVEMBER 5, 2012, THE CHIEF OF THE DEVELOPMENT ENGINEERING DIVISION APPROVED THE REQUEST TO MAKE THE REQUIREMENTS OF DMW 8.2.5.9.8, AND 2.2.1.1, REQUESTING THE HEIGHT OF EYE AND OBJECT TO BE LOCATED AT 3.5' AND REQUEST THE TURNING VEHICLE TO BE ASSUMED AT 16' BEHIND FACE OF CURB RESPECTIVELY.

**GENERAL NOTES**

- COORDINATES BASED ON NAD 83/91, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HONORARY COUNTY. GEODETIC CORRECTION AND 21CA.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY ROBERT H. VOGEL ENGINEERING, INC. IN SEPTEMBER 2011.
- DENOTES BUILDING RESTRICTION LINE.
- DENOTES REBAR WITH CAP MARKED "PROB MARK 21204" SET.
- DENOTES BENCH OR OTHER BENCHMARK FOUND ON SITE.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- AREAS SHOWN HEREON ARE APPROXIMATE.
- THE SUBJECT PROPERTY IS ZONED RR-DEO PER THE 02/02/2004 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE LAND USE AMENDMENT DATED 07/28/2006.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - A WIDTH -- 12'(16' SERVING MORE THAN ONE RESIDENCE);
  - SURFACE -- 8" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1 1/2" MIN.);
  - GEOMETRY -- MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS;
  - STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (M25 LOADING);
  - DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE;
  - MAINTENANCE -- SUFFICIENT TO ENSURE ALL WEATHER USE.
- NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS(S), OR THEIR REDUCED BUFFERS, FLOODPLAIN AND FOREST CONSERVATION EASEMENT AREAS.
- FOR FLAG OR IMPRESTED LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR IMPRESTED ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PRESTEN LOT DRIVEWAY.
- LANDSCAPING FOR THIS PROJECT IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HONORARY COUNTY CODE AND THE LANDSCAPE MANUAL.
- THERE ARE NO WETLANDS ON SITE THAT WILL BE DISTURBED OR THAT WILL REQUIRE 401 AND 404 WETLANDS PERMITS FROM THE STATE OF MARYLAND.
- THIS PROJECT IS NOT LOCATED IN A HISTORIC DISTRICT.
- A USE-IN-COMMON DRIVEWAY MAINTENANCE AGREEMENT FOR LOTS 12 AND 13 WILL BE RECORDED SIMULTANEOUSLY WITH THIS PLAT.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 12 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATION REQUIREMENTS.
- SEE FILE REFERENCE: F-88-88, WP-88-112, F-80-14, WP-81-120, ECP 12-001, WP 12-185.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL/CEMETERY LOCATIONS ON SITE.
- THERE ARE NO STEEP SLOPES LOCATED ON SITE.
- STORMWATER MANAGEMENT FOR THESE LOTS HAS BEEN PROVIDED BY ROOFTOP DISCONNECTS (N-2) AND SHEET FLOW TO DRAINAGE. THERE IS A DECLARATION OF CONSENT FOR THE STORMWATER PRACTICES ON LOT 13.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS (COMMARY BILL 45-2003).
- THIS AREA DESIGNATES A PRIVATE SEWER EASEMENT OF AT LEAST 10,000.00 SQ. FT. AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWER DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS EASEMENT AREA. RESTRICTED EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWER EASEMENT. RECORDED A REVISED SEWER EASEMENT SHALL NOT BE NECESSARY.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- THE FOREST CONSERVATION OBLIGATION FOR THIS PROJECT HAS BEEN SATISFIED BY THE CREATION OF A 1.28 ACRE AFFORESTATION PLANTING AREA. SURETY IN THE AMOUNT OF \$27,443.00 (\$4,885.80 SOIT X \$0.50) HAS BEEN POSTED BY THE DEVELOPER.
- FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING PROVIDED PER SECTION 16.124 OF THE HONORARY COUNTY CODE AND THE LANDSCAPE MANUAL WILL BE POSTED AS PART OF THE BUILDER'S GRADING PERMIT FOR LOT 13 IN THE AMOUNT OF \$6,000.00 FOR THE REQUIRED 20 SHADE TREES.

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

*Chad Cochran* 1-29-13  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Neil J. Steinhilber* 1-30-13  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, BRIAN G. ISAAC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, ADOPT THIS FINAL PLAT 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 HONORARY COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS: 1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINAGE WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DESIGNATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOOD PLANS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HONORARY COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOOD PLANS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DESIGNATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAYS, WITNESS OUR HANDS THIS 6TH DAY OF JANUARY, 2013.

*Brian G. Isaac*  
 BRIAN G. ISAAC  
 WITNESS

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND COMPOSED BY BRIAN G. ISAAC AND THOMAS M. HOFFMAN, JR. REBAR TO BEAR DATED JUNE 18, 2009 AND RECORDED IN LIBER 11857 AT FOLIO 44 OF THE LAND RECORDS OF HONORARY COUNTY, MARYLAND.

I ALSO CERTIFY ALL MONUMENTS ARE IN OR WILL BE IN PLACE PRIOR TO THE EXPIRANCE OF THE SURETIES IN THE SUBDIVISION BY HONORARY COUNTY AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED AND BOUNDARY SURVEY IS IN ACCORDANCE WITH THE HONORARY COUNTY SUBDIVISION REGULATIONS.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A FULLY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 287, EXPIRATION DATE JULY 28, 2012.

*Thomas M. Hoffman* 12-18-12  
 THOMAS M. HOFFMAN, JR. DATE  
 PROPERTY LINE SURVEYOR, MD REG. NO. 287

RECORDED AS PLAT NO. \_\_\_\_\_ ON \_\_\_\_\_ AMONG THE LAND RECORDS OF HONORARY COUNTY, MARYLAND.

**PLAT OF RESUBDIVISION**  
**ROVER MEADOWS**  
 LOTS 12 & 13  
 A RESUBDIVISION OF LOT 10  
 ROVER MEADOWS  
 PLAT 9607  
 ZONED RR-DEO  
 TAX MAP 15 - GRID 7 & 13 - PARCEL 116  
 THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
 SCALE: 1" = 100'  
 OCTOBER 23, 2012

GRAPHIC SCALE  
 200 100 50 0 100 200  
 SHEET 1 OF 1

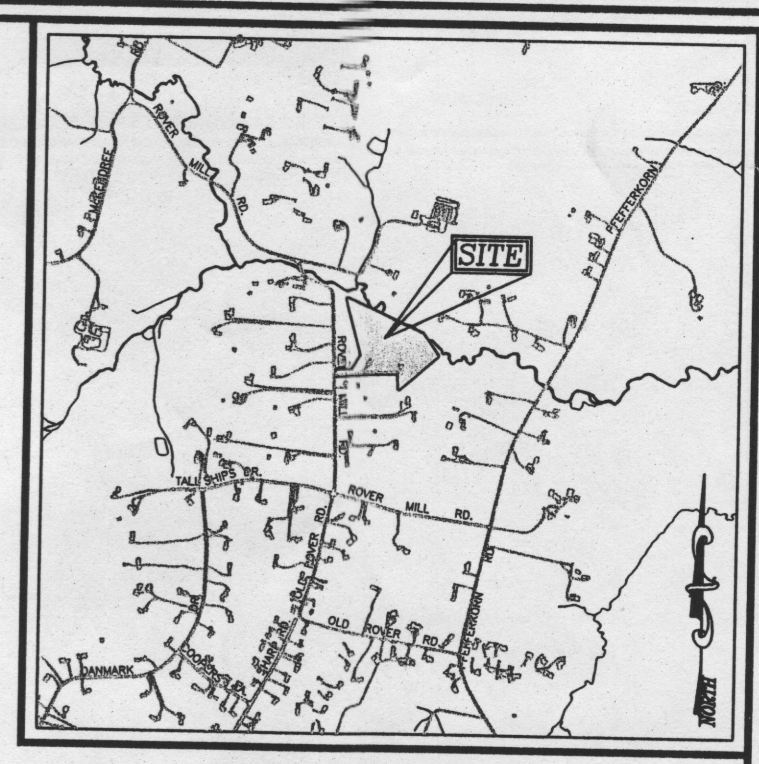


PI97392 MSA COM 2195 5147 F-12-035



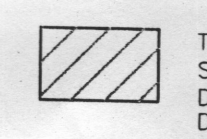
**LEGEND**

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



**GENERAL NOTES:**

1. PROPERTY OUTLINE AND EX. PRIVATE SEWER EASEMENT AREAS ARE FROM ROVER MEADOWS PLAT #9607.
2. THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON AERIAL TOPOGRAPHY FROM HOWARD COUNTY GIS.
3. WELLS HAVE BEEN DRILLED AND FIELD LOCATED FOR LOT 12 (TAG # MD-88-1927).
4. THE LOTS PROPOSED HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
5. ALL WELLS AND SEPTIC SYSTEMS WITHIN 100' FROM THE PROPERTY BOUNDARIES HAVE BEEN SHOWN.
6. ANY CHANGE TO A PRIVATE SEWERAGE EASEMENT SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
7. 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.
8. THE WELL FOR LOT 13 MUST BE DRILLED AND APPROVED BY THE HEALTH DEPARTMENT PRIOR TO SUBMITTAL OF RECORD PLAT.
9. THE SEPTIC SYSTEM SERVING THE RESIDENCE AT 13940 OLD ROVER MILL ROAD WILL BE ABANDONED AND REPLACED PRIOR TO SUBMITTAL OF RECORD PLAT.
10. 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.



THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWERAGE EASEMENT REQUIRED BY THE MARYLAND STATE 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 BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWERAGE EASEMENT. RECORDED OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

THE PURPOSE OF THIS REVISED PERCOLATION CERTIFICATION PLAN IS TO REVISE THE SEPTIC EASEMENTS FOR LOTS 12 AND 13.

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

NO.	REVISION	DATE

**PERCOLATION CERTIFICATION PLAN**  
**ROVER MEADOWS**  
**LOT 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  
 8407 MAIN STREET ELLICOTT CITY, MD 21043 TEL: 410.461.7666 FAX: 410.461.8961

ZONED:	RR-DEO	PROFESSIONAL CERTIFICATE
DESIGN BY:	JCO	I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A SOLE LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11813, EXPIRATION DATE: 08-27-2010
DRAWN BY:	DZ	
CHECKED BY:	RHV	
DATE:	AUGUST 2010	
SCALE:	AS SHOWN	
W.O. NO.:	09-08	

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
GgB	GLENELO LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELO LOAM, 8 TO 15 PERCENT SLOPES	B
GoB	GLENNVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	C
Ho	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	D

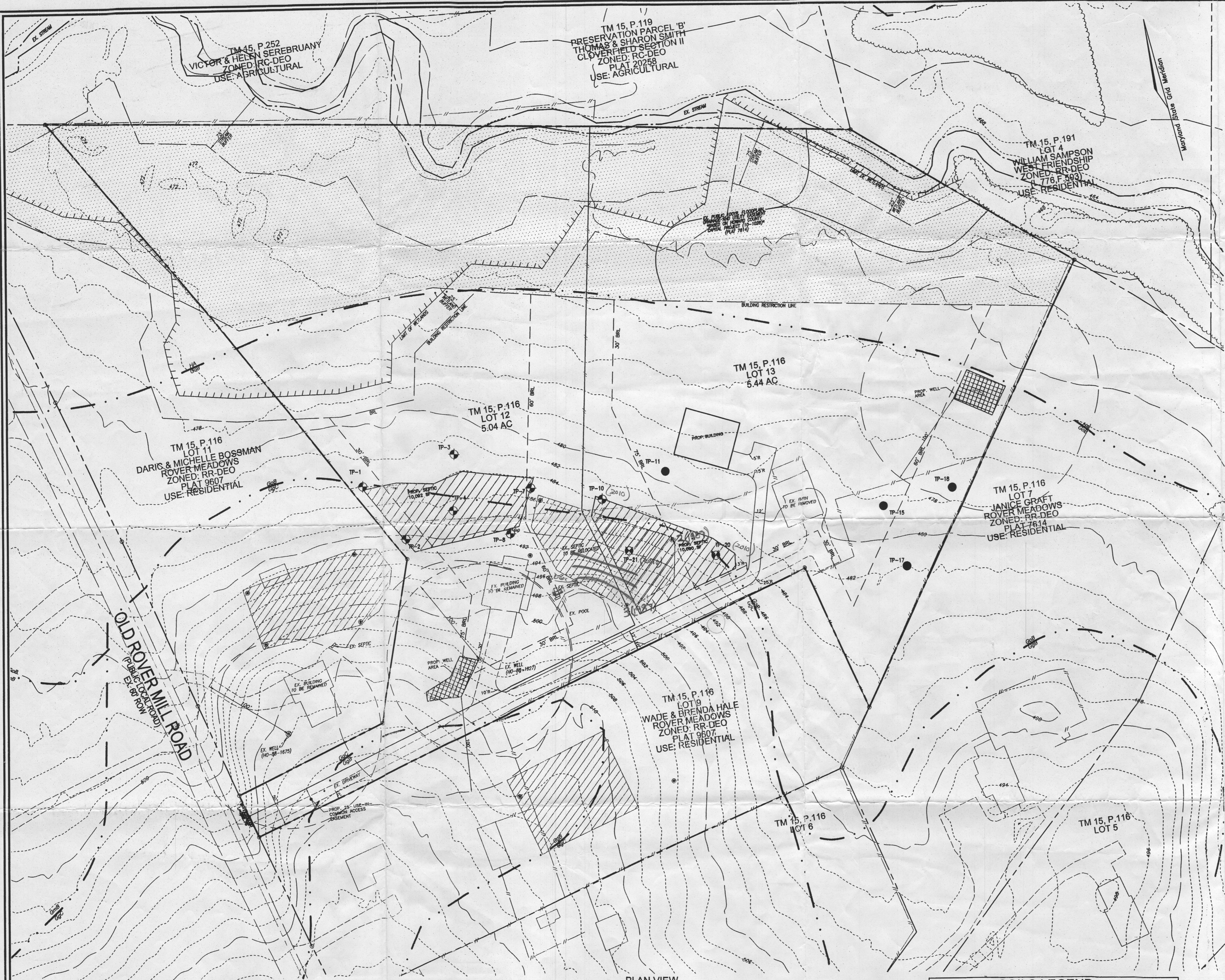
**PERCOLATION CERTIFICATION:**  
 I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS CORRECT TO MY BEST KNOWLEDGE AND BELIEF.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

*Brian G. Isaac*  
 COUNTY HEALTH OFFICER  
 HOWARD COUNTY HEALTH DEPARTMENT

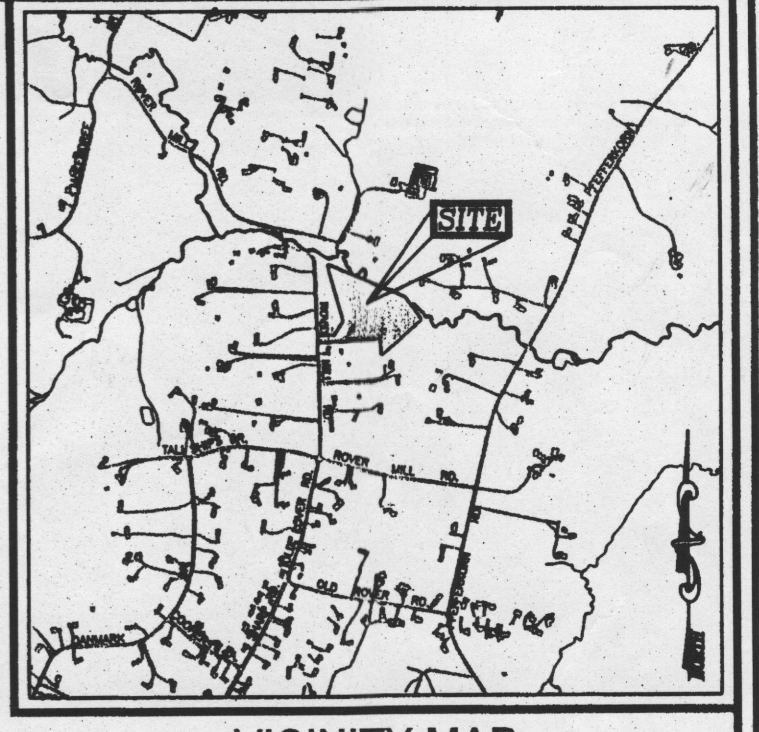
*Peter Bielewicz*  
 DATE: 9/14/2010

LAND SURVEYOR DATE: 7-27-10



**LEGEND**

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ADJACENT BOUNDARY LINE
- 202' EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING WOOD FENCE
- SOILS
- EX. PRIVATE SEPTIC EASEMENT
- EX. WELL LOCATION
- PREVIOUS PERCOLATION TEST LOCATION
- PROP. WELL LOCATION
- PROP. PRIVATE SEPTIC
- PROP. PRIVATE WELL
- PASSED PERCOLATION TEST LOCATION
- FAILED PERCOLATION TEST LOCATION



- GENERAL NOTES:**
- PROPERTY OUTLINE AND EX. PRIVATE SEWER EASEMENT AREAS ARE FROM ROVER MEADOWS PLAT #9607.
  - THE EXISTING FEATURES AND CONTOURS SHOWN HEREON ARE BASED ON AERIAL TOPOGRAPHY FROM HOWARD COUNTY GIS.
  - WELLS HAVE BEEN DRILLED AND FIELD LOCATED FOR LOT 12 (TAG # HO-98-1927).
  - THE LOTS PROPOSED HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
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**OWNER**  
BRIAN G. ISAAC  
13940 OLD ROVER MILL ROAD  
WEST FRIENDSHIP, MD. 21794  
410-465-2100

NO.	REVISION	DATE

**PERCOLATION CERTIFICATION PLAN**  
**ROVER MEADOWS**  
**LOT 12 AND 13**  
(L.11857/F.44, PLAT 9607)

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

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ELLSWORTH CITY, MD 21043 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. 11140, EXPIRATION DATE 08-27-2010.

ZONED: RR-DEO	DESIGN BY: JCO	CHECKED BY: RHV	DATE: AUGUST 2010
DRAWN BY: DZ	SCALE: AS SHOWN	W.O. NO.: 09-08	1 SHEET OF 1

**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.

Thomas M. [Signature]  
LAND SURVEYOR

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

9/14/2010  
DATE

9/14/2010  
DATE

COUNTY HEALTH OFFICER  
HOWARD COUNTY HEALTH DEPARTMENT

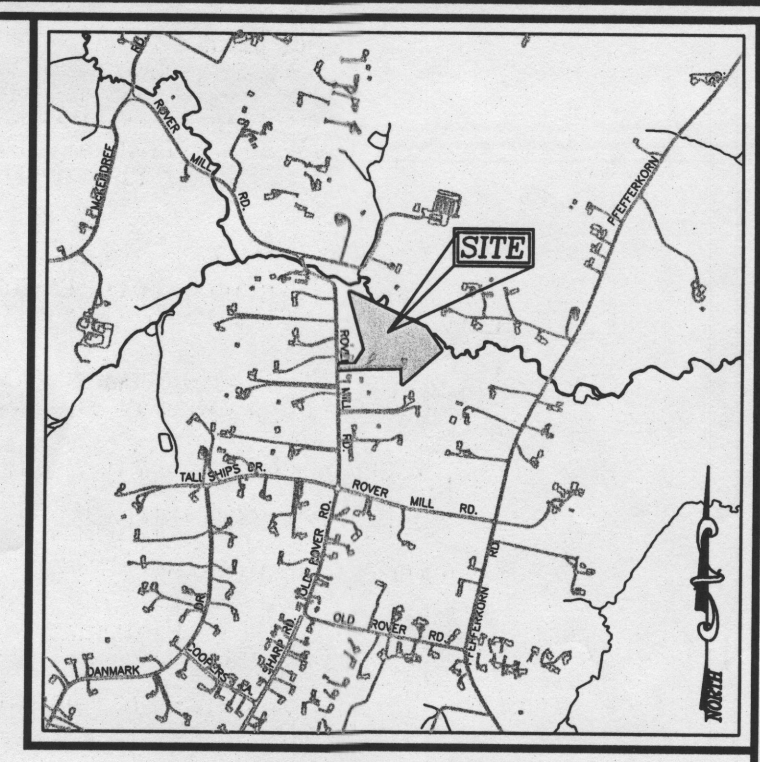
**PLAN VIEW**  
SCALE: 1"=50'

**SOILS LEGEND**

SYMBOL	NAME / DESCRIPTION	GROUP
GgB	GLENELG LOAM, 3 TO 8 PERCENT SLOPES	B
GgC	GLENELG LOAM, 8 TO 15 PERCENT SLOPES	B
GgB	GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	C
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- LEGEND**
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  - PROP. PRIVATE SEPTIC
  - PROP. PRIVATE WELL
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  - FAILED PERCOLATION TEST LOCATION



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

**GENERAL NOTES:**

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WEST FRIENDSHIP, MD. 21794  
410-465-2100

NO.	REVISION	DATE

**PERCOLATION CERTIFICATION PLAN**  
**ROVER MEADOWS**  
**LOT 12 AND 13**  
(L. 11857/F. 44, PLAT 9607)

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

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ZONED: RR-DEO  
DESIGN BY: JCO  
DRAWN BY: DZ  
CHECKED BY: RHV  
DATE: AUGUST 2010  
SCALE: AS SHOWN  
W.O. NO.: 09-08

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: 09-21-2010

1 SHEET OF 1

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*Thomas M. McManus*  
LAND SURVEYOR  
DATE: 9.07.10

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS

*B. Nufen for Peter Beilewson*  
COUNTY HEALTH OFFICER  
HOWARD COUNTY HEALTH DEPARTMENT  
DATE: 9/14/2010

**PLAN VIEW**  
SCALE: 1"=50'

**SOILS LEGEND**

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GgB	GLENVILLE-CODORUS SILT LOAMS, 0 TO 8 PERCENT SLOPES	C
Hc	HATBORO-CODORUS SILT LOAMS, 0 TO 3 PERCENT SLOPES	D

ROBERT H. VOGEL, PE No. 16193

PC531931