



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

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

October 30, 2009

To: Avis and Adriana Meijer, owners/applicant

RE: Percolation Test Report, Proposed re-subdivision of Cabin Run Farms Lots 12 (3561 Hipsley Mill Road) and Lot 13 (creating Lots 14 and 15), A531948

Dear Mr. and Mrs. Meijer,

Percolation testing was conducted on the subject property on October 26, 2009. Profile descriptions were recorded for all test locations observed and percolation test results were recorded for all of the described locations. The records of results and observations are the content of the 2 attached Percolation Test Field Worksheets. The field data has been forwarded to your engineer, and these records will be kept in a Health Department file for the subject property.

Suitable soil properties occur in the areas represented by all six locations tested (1001, 1002, 1003, 1004, and 1005 on proposed Lot 15, and at 'A' on proposed Lot 14). On proposed Lot 15, boundaries could be defined according to soil properties observed at locations 1001 and 1002, and the location for the septic reserve area has been adjusted accordingly (10/28/2009 communication to Vanmar Assoc.). Test location 'A' provides verification of soil properties in the upper portion of the septic reserve on Lot 14 (3561 Hipsley Mill Rd), an area that had not been previously tested.

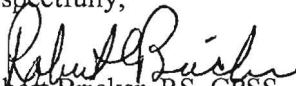
Health Department records indicate locations for the septic tank, dry well and 14-foot (length) trench at your residence (3561 Hipsley Mill Road). These components were not readily observed at the locations indicated in the records. However the attending Environmental Sanitarian's sketches are believed to be accurate. No evidence of surface discharge or contamination was observed in the area of the dry well. Rutting immediately downgrade of the dry well-trench area may indicate that failure of these disposal components is imminent.

The existing septic tank serving your residence is recorded as 1000-gallon capacity. Future expansion of enclosed living area may trigger a requirement to increase the septic tank capacity to 1500 gallons or 2000 gallons, depending on the resulting area of enclosed living space in an expanded residence. The 10,000 sq.ft. septic reserve area is to be aligned more closely to natural contour, and further away from the drain at the front of proposed Lot 14.

The well (HO-73-3918) serving your residence appears to be in good condition. The 1-piece Metal cap is snug and the plastic conduit is snug inside the cap port.

If you have any questions regarding the content of this report, please contact me at the above address or by calling (410) 313-2691.

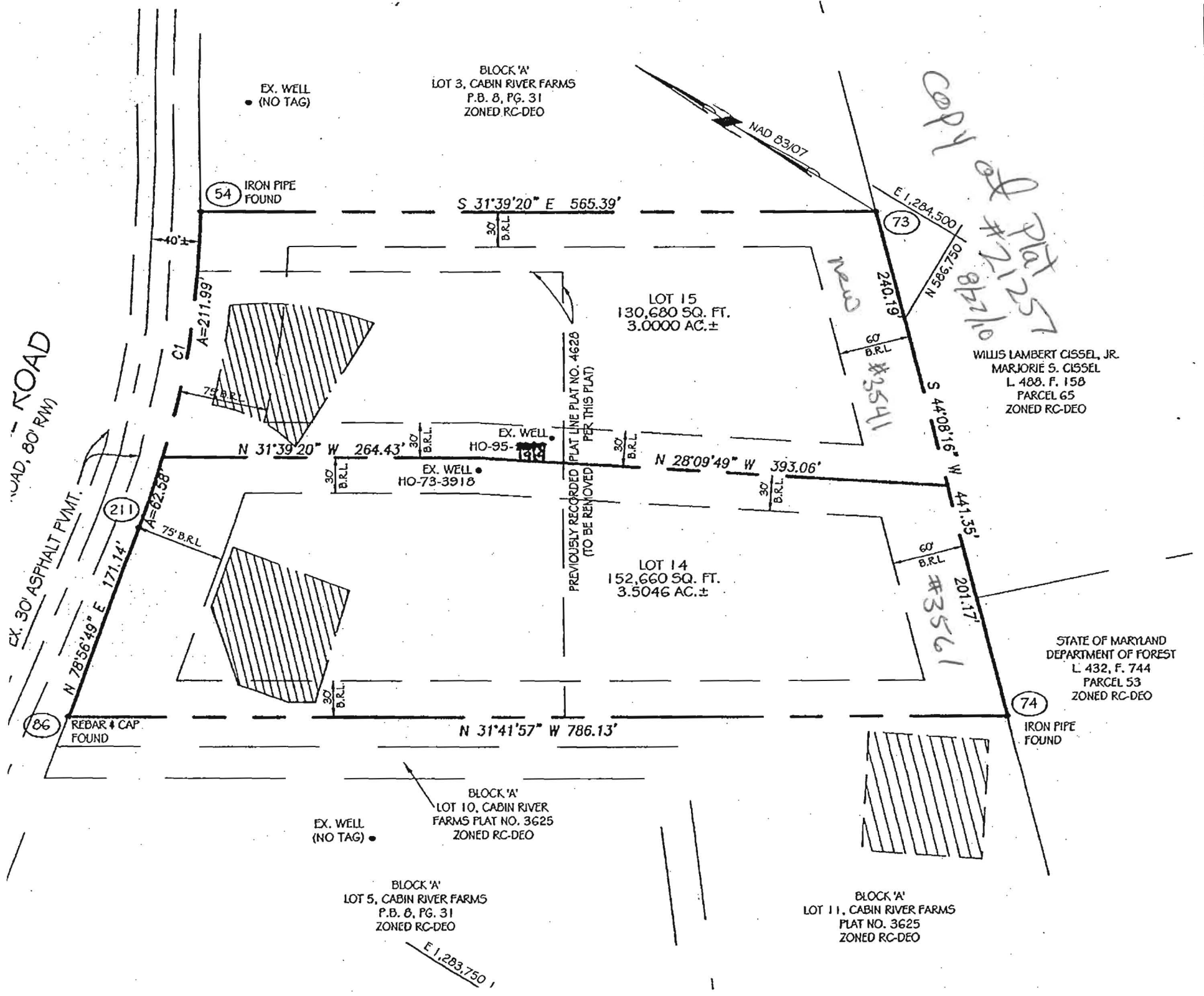
Respectfully,

  
Robert Bricker, RS, CPSS  
Well and Septic Program  
Development Coordination Section

Enclosures: Field Worksheets, location sketches  
Copy: file



EX. 30' ASPHALT PVT. ROAD, 80' R/W



EX. WELL (NO TAG)

BLOCK 'A'  
LOT 3, CABIN RIVER FARMS  
P.B. 8, PG. 31  
ZONED RC-DEO

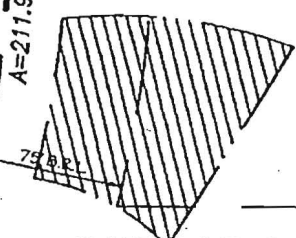
54 IRON PIPE FOUND

S 31°39'20" E 565.39'

LOT 15  
130,680 SQ. FT.  
3.0000 AC.±

WILLIS LAMBERT CISSEL, JR.  
MARJORIE S. CISSEL  
L. 488, F. 158  
PARCEL 65  
ZONED RC-DEO

*COPY of Plat # 71251  
8/2/10*



A=211.99  
75' B.R.L.

PREVIOUSLY RECORDED PLAT LINE NO. 4628  
(TO BE REMOVED PER THIS PLAT)

EX. WELL HO-95-1913

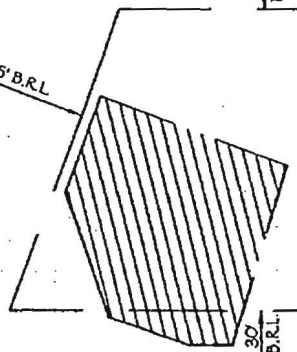
N 31°39'20" W 264.43'

N 28°09'49" W 393.06'

EX. WELL HO-73-3918

LOT 14  
152,660 SQ. FT.  
3.5046 AC.±

STATE OF MARYLAND  
DEPARTMENT OF FOREST  
L. 432, F. 744  
PARCEL 53  
ZONED RC-DEO



211

N 78°56'49" E 171.14'

201.17'  
8' B.R.L.  
#3561

N 31°41'57" W 786.13'

74

IRON PIPE FOUND

86 REBAR & CAP FOUND

EX. WELL (NO TAG)

BLOCK 'A'  
LOT 10, CABIN RIVER FARMS  
FARMS PLAT NO. 3625  
ZONED RC-DEO

BLOCK 'A'  
LOT 5, CABIN RIVER FARMS  
P.B. 8, PG. 31  
ZONED RC-DEO

BLOCK 'A'  
LOT 11, CABIN RIVER FARMS  
PLAT NO. 3625  
ZONED RC-DEO

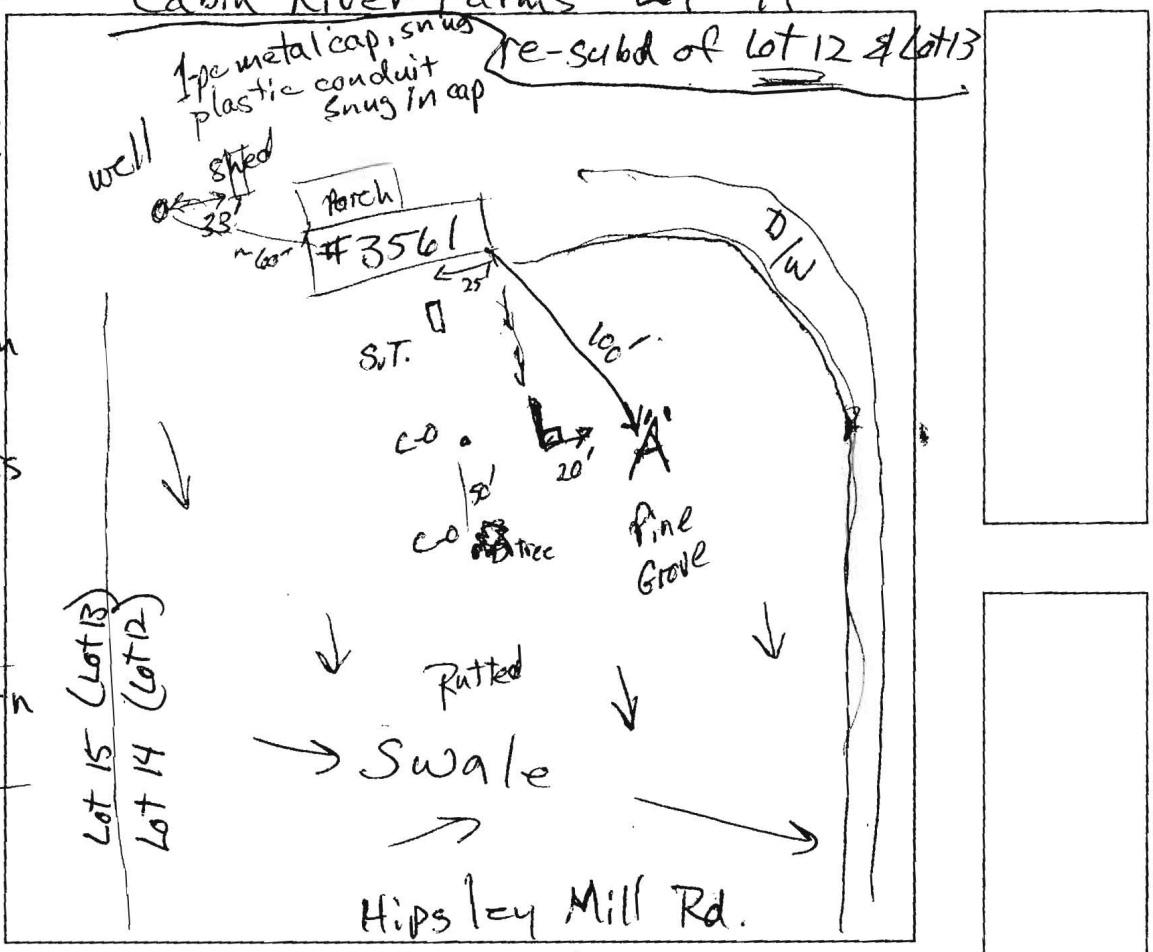
E 1,283.750'

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.
- 11.
- 12.
- 13.
- 14.
- 15.

AP 5231948

Cabin River Farms Lot 14

- 0.4' dk brown gray chcl
- 1.8' brn chcl
- 2.5' brn loam to yel red loam
- 3.5' yel-red fs1 few med. roots
- 6' red & yel brn ch sl many fine & medium roots
- 10' yel-brn vch sl 40%
- 12'



| DATE     | TEST # | DEPTH  | START | BREAK 1" DROP | STOP 2" DROP | TIME OF 2ND INCH | P/F/H |
|----------|--------|--------|-------|---------------|--------------|------------------|-------|
| 10/26/09 | A      | 5' 12" | 1:13  | 1:14          | 1:17         | 3                | P     |
|          |        |        |       |               |              |                  |       |
|          |        |        |       |               |              |                  |       |
|          |        |        |       |               |              |                  |       |
|          |        |        |       |               |              |                  |       |
|          |        |        |       |               |              |                  |       |
|          |        |        |       |               |              |                  |       |
|          |        |        |       |               |              |                  |       |
|          |        |        |       |               |              |                  |       |
|          |        |        |       |               |              |                  |       |

REMARKS Upper septic reserve area verified

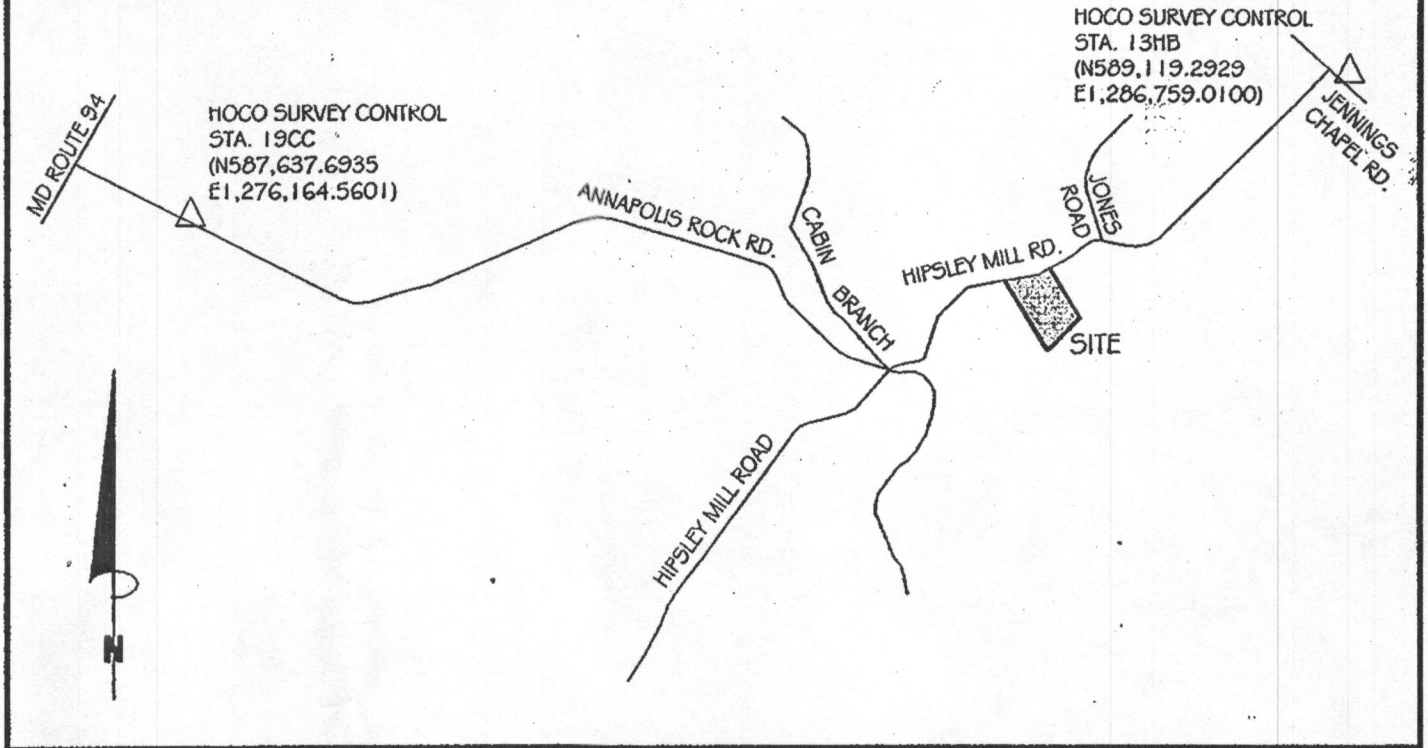
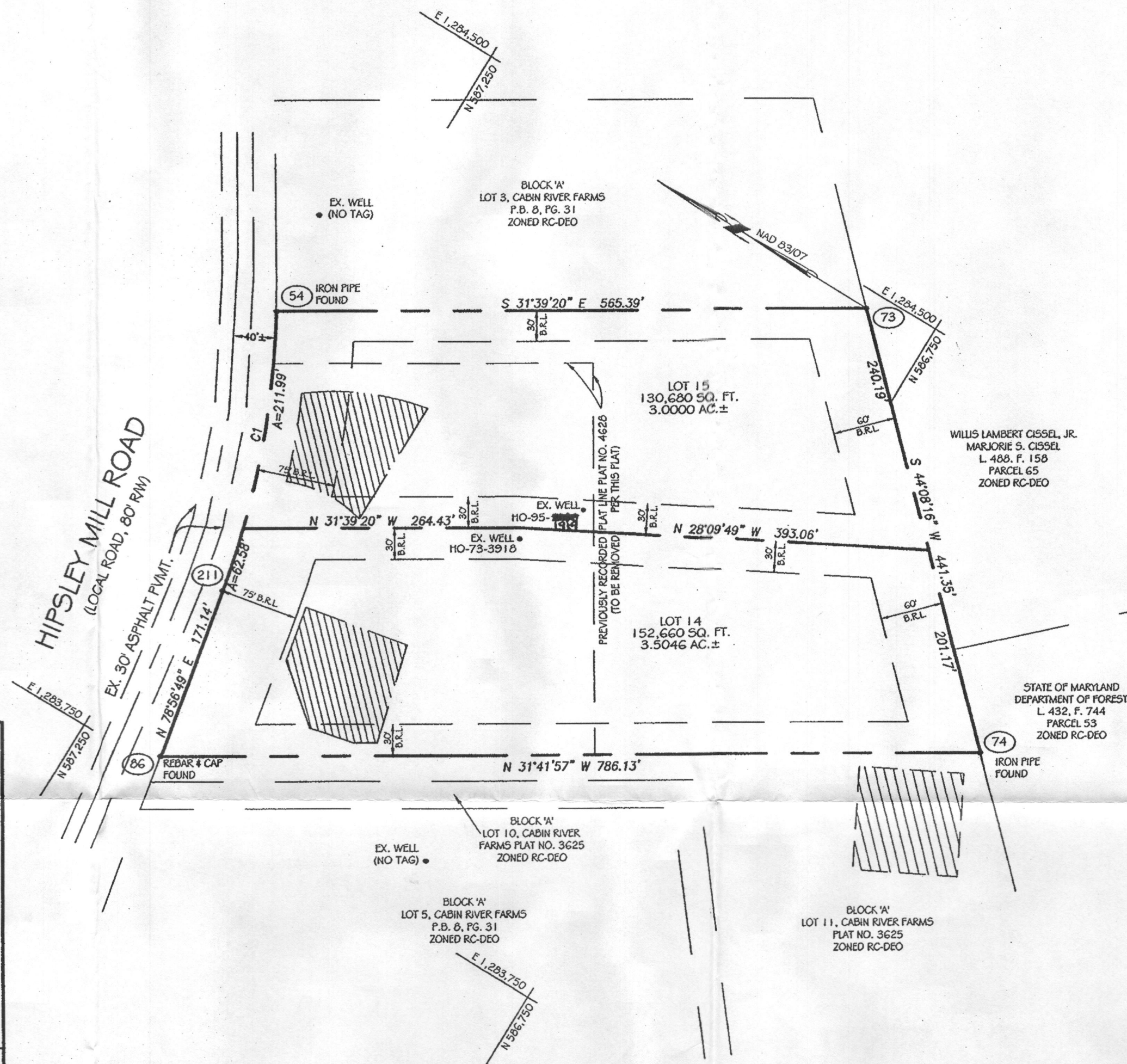
SANITARIAN RB BACKHOE Chuck Zapp OTHERS \_\_\_\_\_

TEST HOLES USED IN SDA A AVG. PERC TIME 3 SQ. FT/BR 125

TRENCH WIDTH 2 INLET DEPTH 2.5 MAX. BOT DEPTH 6 to 8 EFFECTIVE SW 3.5 to 5.5



| COORDINATES |             |              |
|-------------|-------------|--------------|
| PT. #       | NORTHING    | EASTING      |
| 54          | 587298.2358 | 1284186.3600 |
| 73          | 586816.9633 | 1284483.0616 |
| 74          | 586500.2177 | 1284175.7086 |
| 86          | 587169.0691 | 1283762.6327 |
| 211         | 587201.8792 | 1283930.5972 |



VICINITY MAP  
SCALE: 1" = 2,000' TAX MAP 20 PARCEL 116 ADC MAP 2, GRID 211

- 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 the Maryland Coordinate System (NAD 83/07) as projected by Howard County Geodetic Control Stations No. 0005, 19CC, 0076 & 13HB.  
0005 N. 598,454.5446 E. 1,281,750.8937 (±FT.)  
19CC N. 587,637.6935 E. 1,276,164.5601 (±FT.)  
0076 N. 589,614.9412 E. 1,275,709.9140 (±FT.)  
02HD N. 589,119.2932 E. 1,286,759.0143 (±FT.)
  - 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. 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. Private on-lot water and sewer will be provided until public utilities are available.
  - The subject property zoned 'RCDEO' per O2/O2/O4 Comprehensive Zoning Plan.
  - Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to ensure safe access for fire and emergency vehicles per the following minimum requirements:
    - Width - 12' (16' serving more than one residence);
    - Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
    - Geometry - Minimum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
    - Structures (culvert/bridges) - Capable of supporting 25 gross tons (125 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 ensure all weather use.
  - This plat is based on a field run monumented boundary survey performed on or about August 21, 2009 by Thomas L. Frazier, Jr., Vanmar Associates, Inc.
  - Areas as stated on this plat are to be taken as more or less, unless otherwise noted.
  - There are no known wetlands located on this site.
  - There is no known floodplain on this site.
  - This plan is exempt from Landscape requirements in accordance with Section 16.124(a)(3)(i) of the Subdivision Regulations since it is a plat of resubdivision to adjust lot lines only and no new lots are being created.
  - This plan is exempt from Stormwater Management in accordance with Chapter 5, Section 5.1.2(b)(2) of the Design Manual, Volume 1 requirements since it is a plat of resubdivision to adjust lot lines only and no new lots are being created.
  - There is an existing dwelling/structure located on Lot 14 to remain. No new buildings, extensions or additions to the existing dwelling are to be constructed at a distance less than the Zoning Regulations requirements.
  - 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.
  - This plan is exempt from Forest Conservation obligations in accordance with Section 16.1202(b)(1)(vi) of the Forest Conservation Manual since it is a plat of resubdivision to adjust lot lines only and no new lots are being created.

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.

*Thomas L. Frazier, Jr.* 7/19/10  
THOMAS L. FRAZIER, JR., Prof. L.S. NO. 21097 DATE

*Adrianus J. Meijer* 7/22/10  
ADRIANUS J. MEIJER, OWNER DATE

*Avis A. Meijer* 7/22/2010  
AVIS A. MEIJER, OWNER DATE

*Lisa Michelle Meijer* 7/22/10  
LISA MICHELLE MEIJER, OWNER DATE

AREA TABULATION CHART

|   |             |
|---|-------------|
| a. Total number of lots and/or parcels to be recorded             | 2           |
| • Buildable   | 2           |
| • Non-Buildable   | 0           |
| • Open Space  | 0           |
| • Preservation Parcels  | 0           |
| b. Total area of lots and/or parcels                              | 6.5046 Ac.± |
| • Buildable   | 6.5046 Ac.± |
| • Non-Buildable   | 0           |
| • Open Space  | 0           |
| • Preservation Parcels  | 0           |
| c. Total area of roadway to be recorded including widening strips | 0 Ac.±      |
| d. Total area of subdivision to be recorded                       | 6.5046 Ac.± |

CURVE DATA

| CURVE | RADIUS  | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH | TANGENT |
|-------|---------|------------|-------------|---------------|--------------|---------|
| C1    | 820.00' | 274.57'    | 19°11'06"   | N 69°27'46" E | 273.29'      | 138.58' |

OWNERS

ADRIANUS J. MEIJER  
AVIS A. MEIJER  
356 I HIPSLEY MILL ROAD  
WOODBINE, MARYLAND 21797  
Ph. (301) 854-6154

APPROVED  
HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Chad Edwards* 8-24-10  
CHIEF, DEVELOPMENT ENGINEERING DIVISION HCP DATE

*Kurt Shindler* 8-26-10  
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, ADRIANUS J. MEIJER, AVIS A. MEIJER AND LISA MICHELLE MEIJER, 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. ALL EASEMENTS OR RIGHT-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 22 DAY OF July, 2010.

*Adrianus J. Meijer*  
ADRIANUS J. MEIJER, OWNER

*Avis A. Meijer*  
AVIS A. MEIJER, OWNER

*Lisa Michelle Meijer*  
LISA MICHELLE MEIJER, OWNER

*Robert A. Shindler*  
WITNESS

*Robert A. Shindler*  
WITNESS

*Robert A. Shindler*  
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 ADRIANUS J. MEIJER, AVIS A. MEIJER UNTO ADRIANUS J. MEIJER, AVIS A. MEIJER AND LISA MICHELLE MEIJER BY DEED DATED APRIL 7, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 9125 AT FOLIO 264 AND ALL OF THE LANDS CONVEYED BY LOYAL E. GASSMAN AND CONNIE W. GASSMAN UNTO ADRIANUS J. MEIJER AND AVIS A. MEIJER BY DEED DATED SEPTEMBER 2, 1980 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1014 AT FOLIO 613; AND THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE EFFECTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND AS AMENDED.

*Thomas L. Frazier, Jr.* 7/19/10  
THOMAS L. FRAZIER, JR., Prof. L.S. NO. 21097 DATE

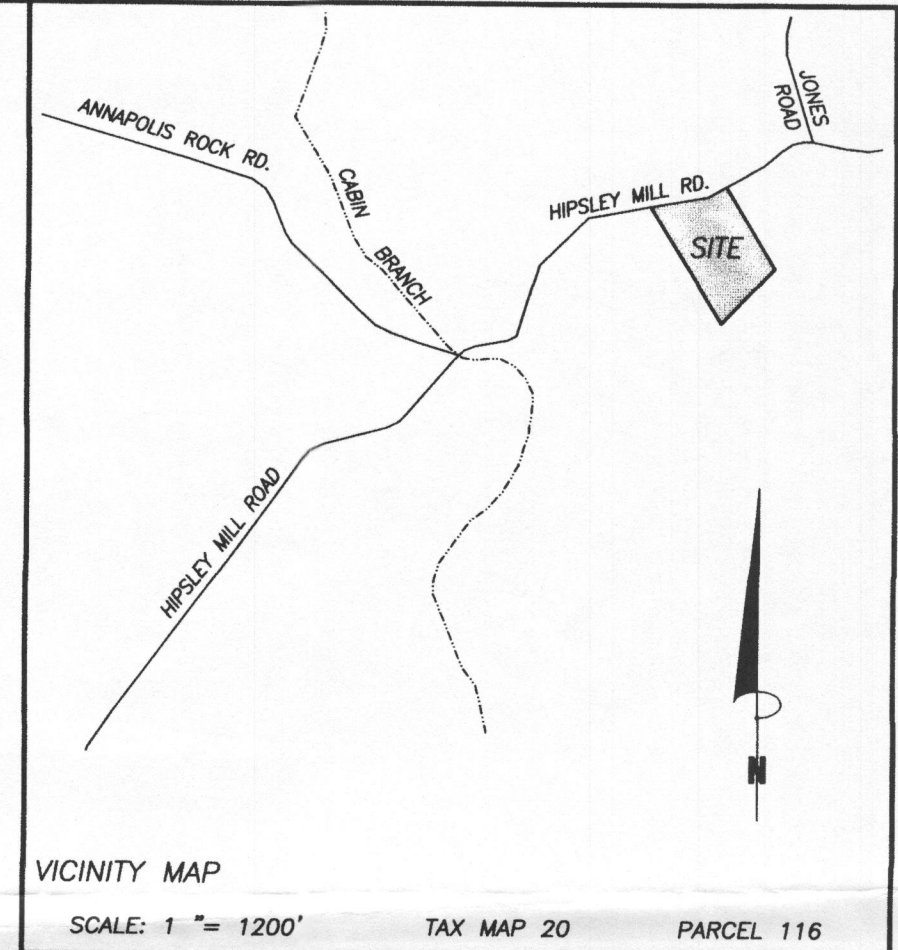
RECORDED AS PLAT NO. 212570N 8/27/10 AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF RESUBDIVISION  
LOTS 14 AND 15, BLOCK 'A'  
**CABIN RIVER FARMS**

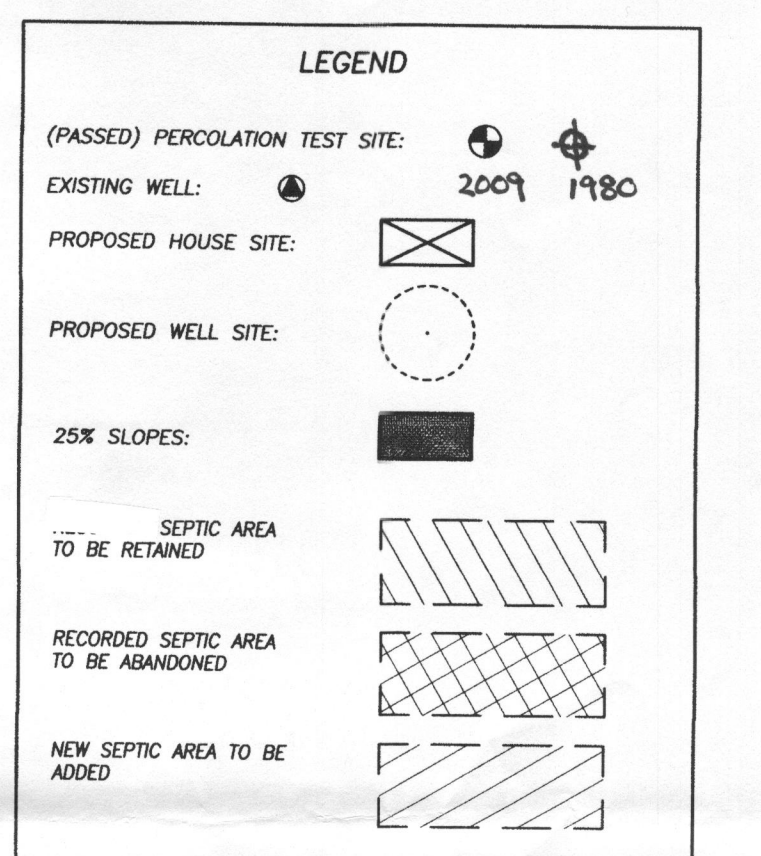
(A RESUBDIVISION OF LOTS 12 & 13, BLOCK 'A', CABIN RIVER FARMS PREVIOUSLY RECORDED AS PLAT NO. 4628, DPZ FILE NO. F-80-152)

TAX MAP: 20 GRID NO: 3 PARCEL NO: 116 ELECTION DISTRICT: No. 4 HOWARD COUNTY, MARYLAND EX. ZONING: RCDEO SCALE: 1"=100' DATE: MARCH, 2010 SHEET 1 OF 1

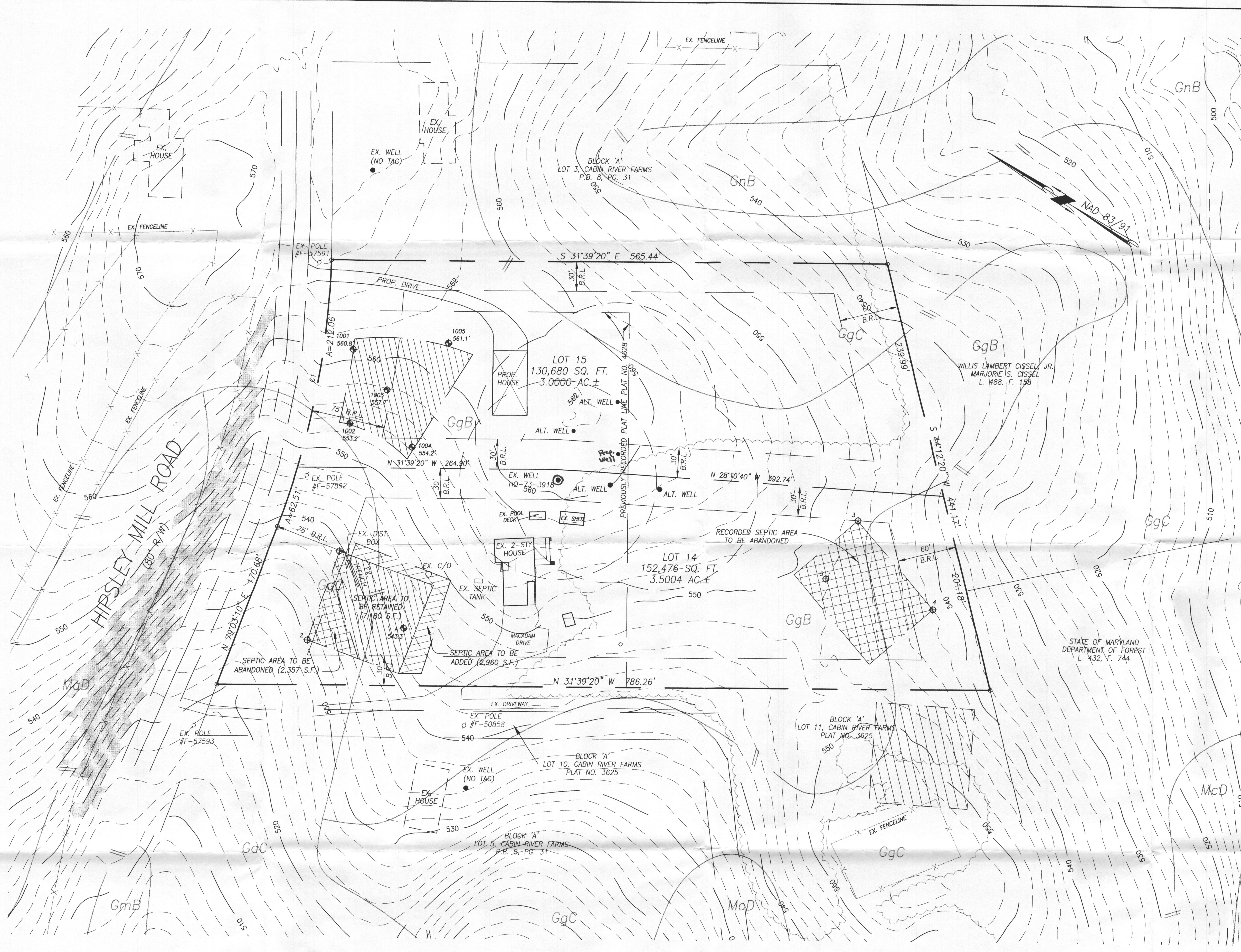
**VANMAR ASSOCIATES, INC.**  
Engineers Surveyors Planners  
310 South Main Street Mount Airy, Maryland 21771  
(301) 829-2890 (301) 831-5015 (410) 549-2751  
Fax (301) 831-5603 ©Copyright, Latest Date Shown  
County File # F-10-094 A9-5159



- GENERAL NOTES:
- OWNERS: ADRIANUS J. MEIJER  
AVIS A. MEIJER  
DEED REFERENCE: LIBER 1014 FOLIO 613  
DATE: SEPTEMBER 2, 1980  
GRANTOR: LLOYD E. & CONNIE W. GASSMAN
  - TAX MAP: 20 GRID: 3 PARCEL: 116
  - NEAREST POTABLE WATER SUPPLY: DAMASCUS DISTANCE: 5 MILES ±
  - THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #240044 00019 B, REVISED DECEMBER 4, 1986
  - TOPOGRAPHY: FROM HOWARD COUNTY GIS DATA. VERTICAL DATUM IS NAVD83. CONTOUR INTERVAL IS 2 FEET, FIELD SPOT-CHECKED BY VANMAR ASSOCIATES.
  - THERE ARE NO KNOWN WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
  - THE EXISTING WELL(S) SHOWN ON THIS PLAN HO-73-3918 HAS BEEN FIELD LOCATED AND ACCURATELY SHOWN.
  - SOIL TYPE: GgC (GALA LOAM), GgB (GLENELG LOAM) HOWARD COUNTY SOILS MAP, GRID No. 313
  - ZONING DISTRICT: RC-DEO
  - ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF THE 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.
  - 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. RECORDEMENT OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
  - ANY CHANGES TO A PRIVATE SEPTIC AREA WILL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
  - PERCOLATION TEST LOCATIONS AND ORIGINAL SEPTIC RESERVE AREAS ARE AS SHOWN ON PLAT 4628. ORIGINAL PERCOLATION TEST DATA WAS RECORDED BY THE HEALTH DEPARTMENT ON FEBRUARY 8, 1980 (A30513).
  - SEPTIC SYSTEM COMPONENT LOCATIONS ON PROPOSED LOT 14 ARE SHOWN AS BEST FIT FROM DATA RECORDED BY THE HEALTH DEPARTMENT AT INSTALLATION ON OCTOBER 21, 1981 (P31665).



Signed 1/13/10



| CURVE DATA |         |            |             |         |               |
|------------|---------|------------|-------------|---------|---------------|
| CURVE      | RADIUS  | ARC LENGTH | DELTA ANGLE | TANGENT | CHORD BEARING |
| C1         | 820.41' | 274.56'    | 19°10'29"   | 138.58' | S 69°27'46" W |
|            |         |            |             |         | CHORD LENGTH  |
|            |         |            |             |         | 273.28'       |

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

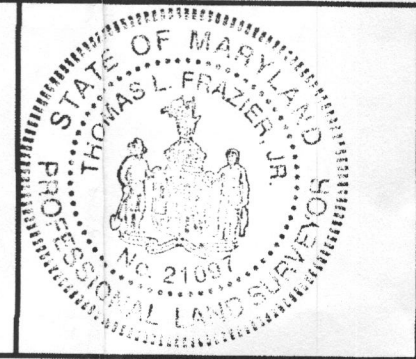
*Howard County Health Officer* 1/13/2010

OWNERS:  
ADRIANUS J. MEIJER  
AVIS A. MEIJER  
3561 HIPSELEY MILL ROAD  
WOODBINE, MARYLAND 21797  
(301) 854-6154

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

*Thomas L. Frazer, Jr.* 12/18/09  
THOMAS L. FRAZER, JR., PROF. L. S., MD. REG. # 21097 DATE

| DATE     | REVISIONS    |
|----------|--------------|
| 12/18/09 | PER COMMENTS |



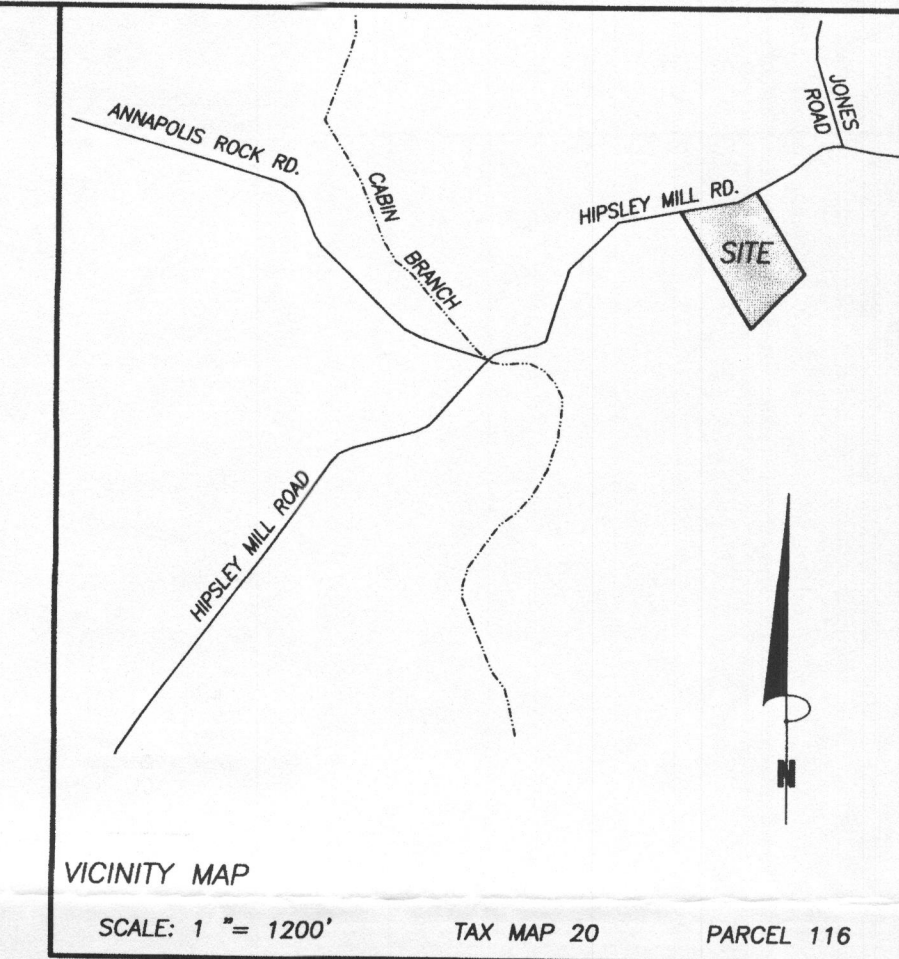
PERCOLATION CERTIFICATION PLAN  
LOTS 14 AND 15  
CABIN RIVER FARMS  
A RESUBDIVISION OF LOTS 12 & 13  
AS PREVIOUSLY RECORDED IN PLAT NO. 4628  
SITUATED ON HIPSELEY MILL ROAD  
ELECTION DISTRICT No. 4  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' NOVEMBER, 2009



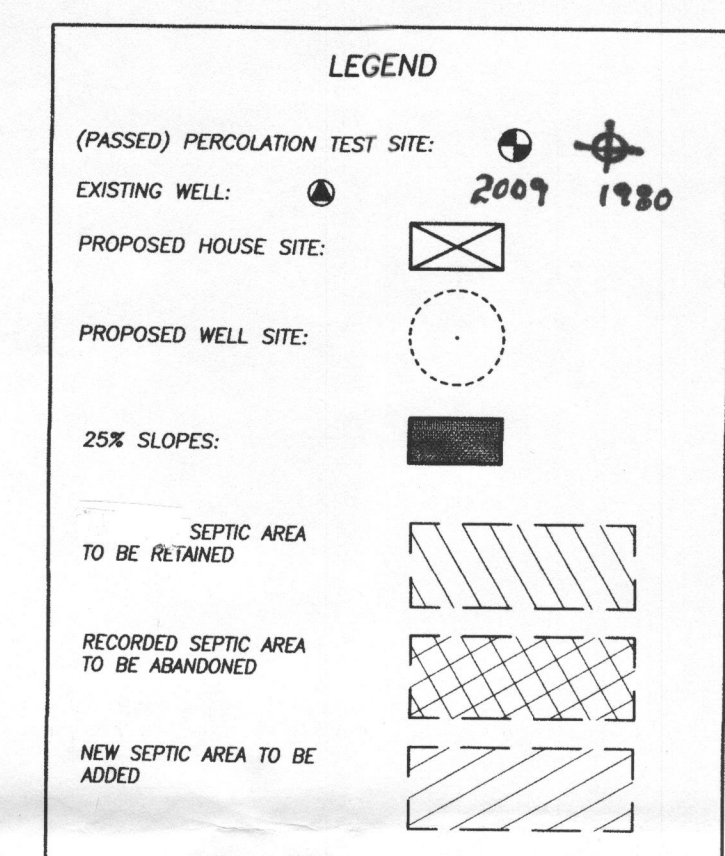
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Fax (301) 831-5603 ©Copyright, Latest Date Shown

PC 53148





- GENERAL NOTES:**
- OWNERS: ADRIANUS J. MEIJER  
AVIS A. MEIJER  
DEED REFERENCE: LIBERT 1014 FOLIO 613  
DATE: SEPTEMBER 2, 1980  
GRANTOR: LOYAL E. & CONNIE W. GASSMAN
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  - NEAREST POTABLE WATER SUPPLY: DAMASCUS DISTANCE: 5 MILES ±
  - THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL #240044 00019 B, REVISED DECEMBER 4, 1986
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  - ZONING DISTRICT: RC-BEO
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APPROVED:  
FOR PRIVATE WATER AND PRIVATE  
SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT

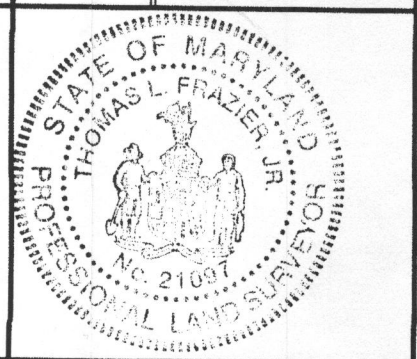
*Richard Peter Zalewski* 11/3/2009  
HOWARD COUNTY HEALTH OFFICER DATE

OWNERS:  
ADRIANUS J. MEIJER  
AVIS A. MEIJER  
3561 HIPSELEY MILL ROAD  
WOODBINE, MARYLAND 21797  
(301) 854-6154

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

*Thomas L. Frazier, Jr.* 12/18/09  
THOMAS L. FRAZIER, JR. PROF. L.S., MD. REG. # 21097 DATE

| DATE     | REVISIONS    |
|----------|--------------|
| 12/18/09 | PER COMMENTS |



**PERCOLATION CERTIFICATION PLAN**  
LOTS 14 AND 15  
**CABIN RIVER FARMS**  
A RESUBDIVISION OF LOTS 12 & 13  
AS PREVIOUSLY RECORDED IN PLAT NO. 4628  
SITUATED ON HIPSELEY MILL ROAD  
ELECTION DISTRICT NO. 4  
HOWARD COUNTY, MARYLAND  
SCALE: 1" = 50' NOVEMBER, 2009



**VANMAR ASSOCIATES, INC.**  
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