



# APPLICATION

## FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) \_\_\_\_\_ TEST TIME \_\_\_\_\_

AP 523353

AGENCY REVIEW: \_\_\_\_\_

DATE 9/21/05

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 4 TO 5 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) MR & MRS DOUGLAS P. BRUNS

DAYTIME PHONE c/o 443-367-0422 CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 8100 HUNTERBROOKE LANE FULTON MARYLAND 20759  
STREET CITY/TOWN STATE ZIP

APPLICANT DONALD R. REUWER LAND DESIGN & DEVELOPMENT LLC

DAYTIME PHONE 443-367-0422 CELL \_\_\_\_\_ FAX \_\_\_\_\_

MAILING ADDRESS 5300 TORSEY HALL DRIVE ELLICOTT CITY, MD. 21042  
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION  
SUBDIVISION/PROPERTY NAME BRUNS PROPERTY LOT NO. 2

PROPERTY ADDRESS 8100 HUNTERBROOKE LANE FULTON, MD 20759  
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 46 GRID 7 PARCEL(S) 89 PROPOSED LOT SIZE 2.0 Ac<sup>±</sup>

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

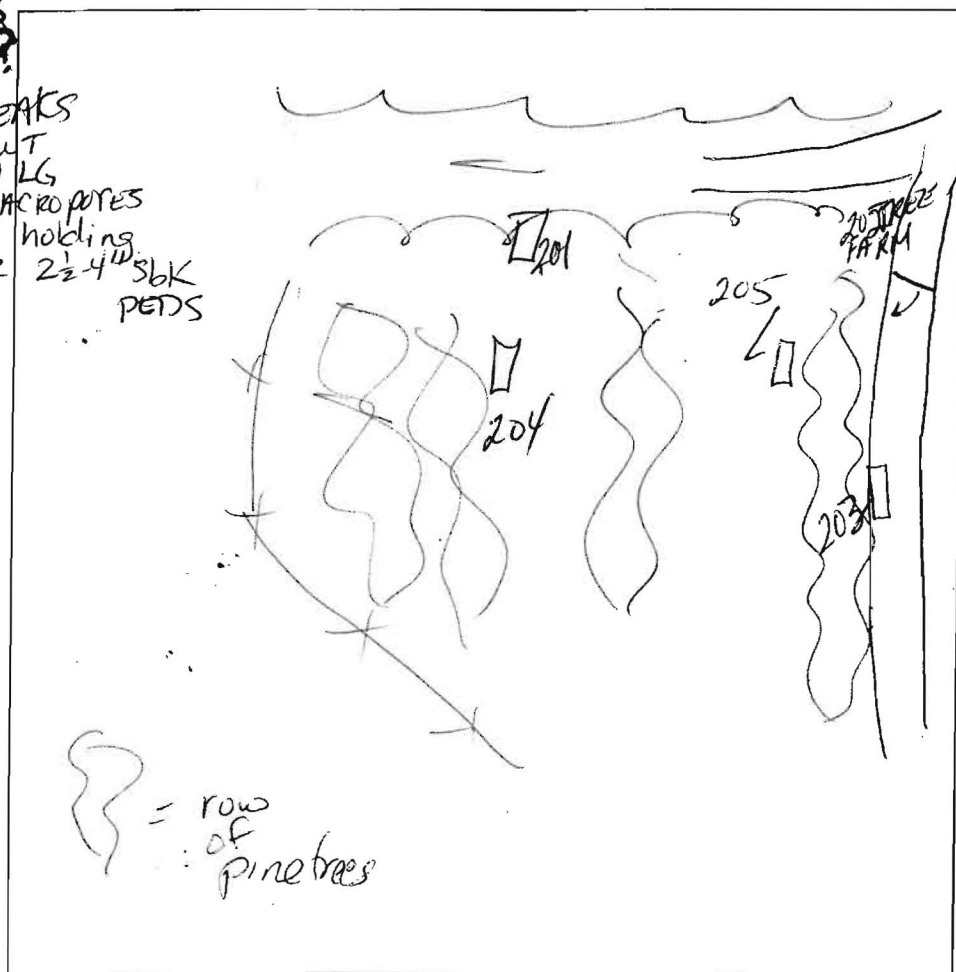
HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM  
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648  
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AP 523353 B  
 205 / 202

w/ pocket  
 SCL  
 crumbl  
 stract  
 in top 3'

DENSE,  
 COMPACT  
 STICKY  
 C-CL  
 Clay shrouver  
 ON DOWNHICK  
 side  
 strong  
 w/ rd  
 Lamm  
 sg. we.  
 Trace Rx  
 Bottom

BREAKS  
 out  
 w/ LG  
 MACRO PORES  
 holding  
 2 1/2 - 4" sbk  
 PEDS



row  
 of  
 pine trees

Str brn  
 SCL w/  
 CL pockets

compact  
 LS-SL  
 (pockets)  
 Rx 5% -

lt brn  
 brn  
 (F-mud &  
 SAND)  
 Bottom

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H	
11-2-05	205	7' / 11'	11:03 <sup>start</sup>	11:05	11:08	3min	OKP	
	204	5 1/2' / 14'	11:14	11:15	11:17	2min	OKP	
	201	7' / 14'	11:26	11:36	11:49	13	P	
	202	Visual - see hole 201						P
	203	TELEPHONE LINE HIT / NOT MARKED Stopped By Miss Util. digging Due to surrounding passed holes - APPROVAL						P

org brn  
 w/ rd brn  
 sticky  
 SCL  
 lg sbk ped's &  
 massive  
 structure

trans. trm  
 w/ SAND  
 LOAM

lt brn SL  
 (L SAND  
 pockets)  
 SAND  
 Bottom

REMARKS 8-10" diameter holes (square shovel)  
 SANITARIAN Kacie BACKHOE Johnson OTHERS R. Webster  
 TEST HOLES USED IN SDA \_\_\_\_\_ AVG. PERC TIME 8-9 SQ. FT/BR 210  
 TRENCH WIDTH 3 INLET DEPTH 4 MAX. BOT DEPTH 7 EFFECTIVE SW 1'

380

EXISTING 30' PRIVATE RIGHT OF WAY  
UNDER 3794, FOLIO 229 TO BE  
REMOVED TO PANITZ PROPERTY TAX  
MAP 46, PARCEL 237 AFTER  
INSTALLATION OF PRIVATE USE IN  
COMMON DRIVEWAY AND  
CONVEYANCE OF NON-BUILDABLE  
BULK PARCEL 'A' TO PANITZ  
PROPERTY, TAX MAP 46, PARCEL 237.

*Copy of  
Pericert  
w/ sketch  
of tracks  
for lots  
1, 2 & 3*

N78°10'00"E 422.20'

S74°11'39"E 173.57'

**Lot 1**  
3.016 Ac±

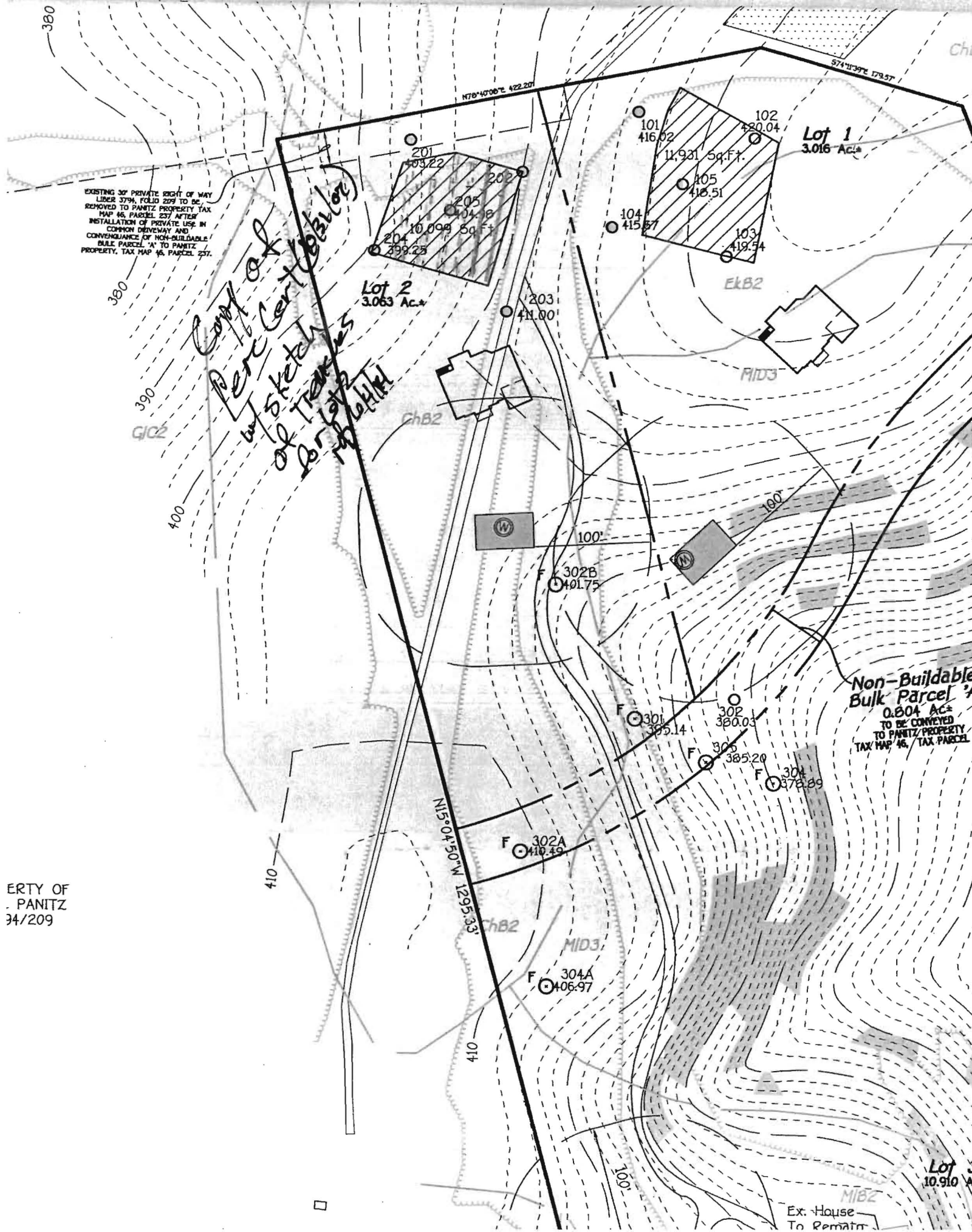
**Lot 2**  
3.063 Ac±

**Non-Buildable  
Bulk Parcel 'A'**  
0.804 AC±  
TO BE CONVEYED  
TO PANITZ PROPERTY  
TAX MAP 46, TAX PARCEL

**Lot 3**  
10.910 Ac±

PROPERTY OF  
PANITZ  
34/209

Ex. House  
To Remain



380

Ch1

$N79^{\circ}40'00''E$  422.20'

$S74^{\circ}13'37''E$  179.57'

EXISTING 30' PRIVATE EIGHT OF WAY  
LIBER 3794, FOLIO 2291 TO BE  
REMOVED TO PANITZ PROPERTY TAX  
MAP 46, PARCEL 237 AFTER  
INSTALLATION OF PRIVATE USE IN  
COMMON DRIVEWAY AND  
CONVEGANCE OF NON-BUILDABLE  
BULK PARCEL 'A' TO PANITZ  
PROPERTY, TAX MAP 46, PARCEL 237.

**Lot 2**  
3.063 Ac±

**Lot 1**  
3.016 Ac±

380

390

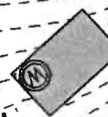
GIC2

400

ChB2

EkB2

MID3



F 302B  
401.75'

F 301  
395.14'

F 302  
380.03'

F 305  
385.20'

F 304  
376.89'

**Non-Buildable  
Bulk Parcel 'A'**  
0.804 Ac±  
TO BE CONVEYED  
TO PANITZ PROPERTY  
TAX MAP 46, TAX PARCEL

$N15^{\circ}04'50''W$  1295.33'

ChB2

MID3

F 304A  
406.97'

410

410

100'

**Lot 3**  
10.910 Ac±

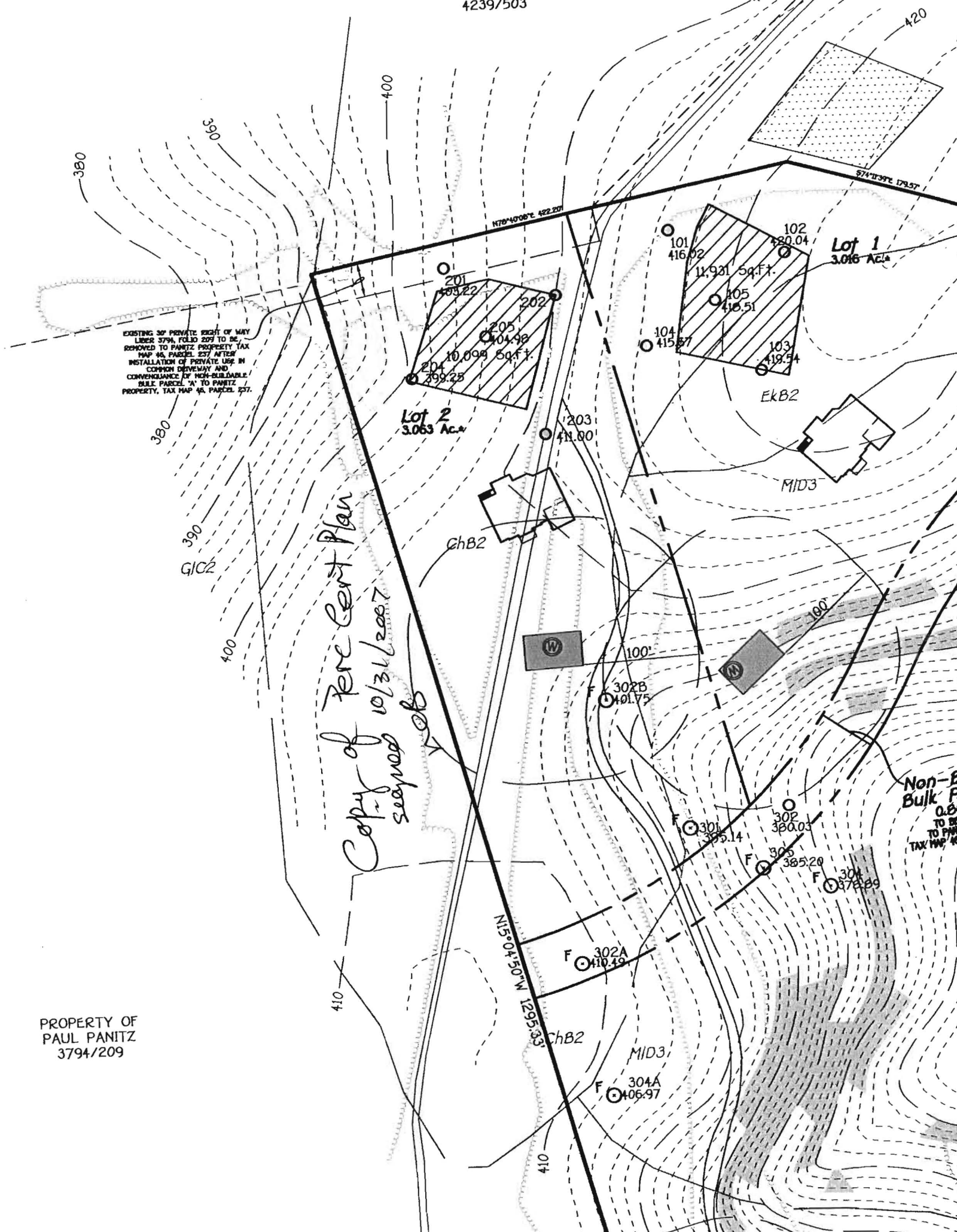
Ex. House  
To Remain

PROPERTY OF  
PANITZ  
4/209

EXISTING 30' PRIVATE RIGHT OF WAY  
LIEB 3794, FOLIO 209 TO BE  
REMOVED TO PANITZ PROPERTY TAX  
MAP 46, PARCEL 237 AFTER  
INSTALLATION OF PRIVATE USE IN  
COMMON DEVELOPMENT AND  
CONVEGANCE OF NON-BUILDABLE/  
BULK PARCEL 'A' TO PANITZ  
PROPERTY, TAX MAP 46, PARCEL 237.

*Copy of Perc Cent Plan  
signed 10/31/2007*

PROPERTY OF  
PAUL PANITZ  
3794/209



**Utility And Easements**

And Assigns, All Form Drainage, Other As "Forest Conservation" Lots 3 And Non-Buildable Lots Shall Be Subject To Precisely Stated In The Deeds And Deliver Deeds For The Use And Deliver Deeds For With A Metes And Bounds In Completion Of The Survey, And, In The Case Of Any Discrepancy In The Location Of The Developer's Survey And Maintenance And The Release Of The County Shall Accept The Land Records Of

PROPERTY OF  
WALTER CLINTON DUSTIN  
BEVERLY ANN DUSTIN  
4239/503  
TAX MAP 46, PARCEL 103  
ZONED: RR-DEO

PROPERTY OF  
FLORENCE UNDINE PRINCE  
2140/308  
TAX MAP 46, PARCEL 104

**PRIVATE STORMDRAIN, DRAINAGE AND UTILITY EASEMENT**

L50	537°31'57"W	20.02'
L51	N49°46'11"W	156.79'
L52	N40°13'49"E	20.00'
L53	N49°46'11"W	155.84'

Notated Code  
As Far As  
Of Markers

15/08  
Date

18/08  
Date

18/08  
Date

EXISTING 30' PRIVATE RIGHT OF WAY LIBER 3794, FOLIO 209

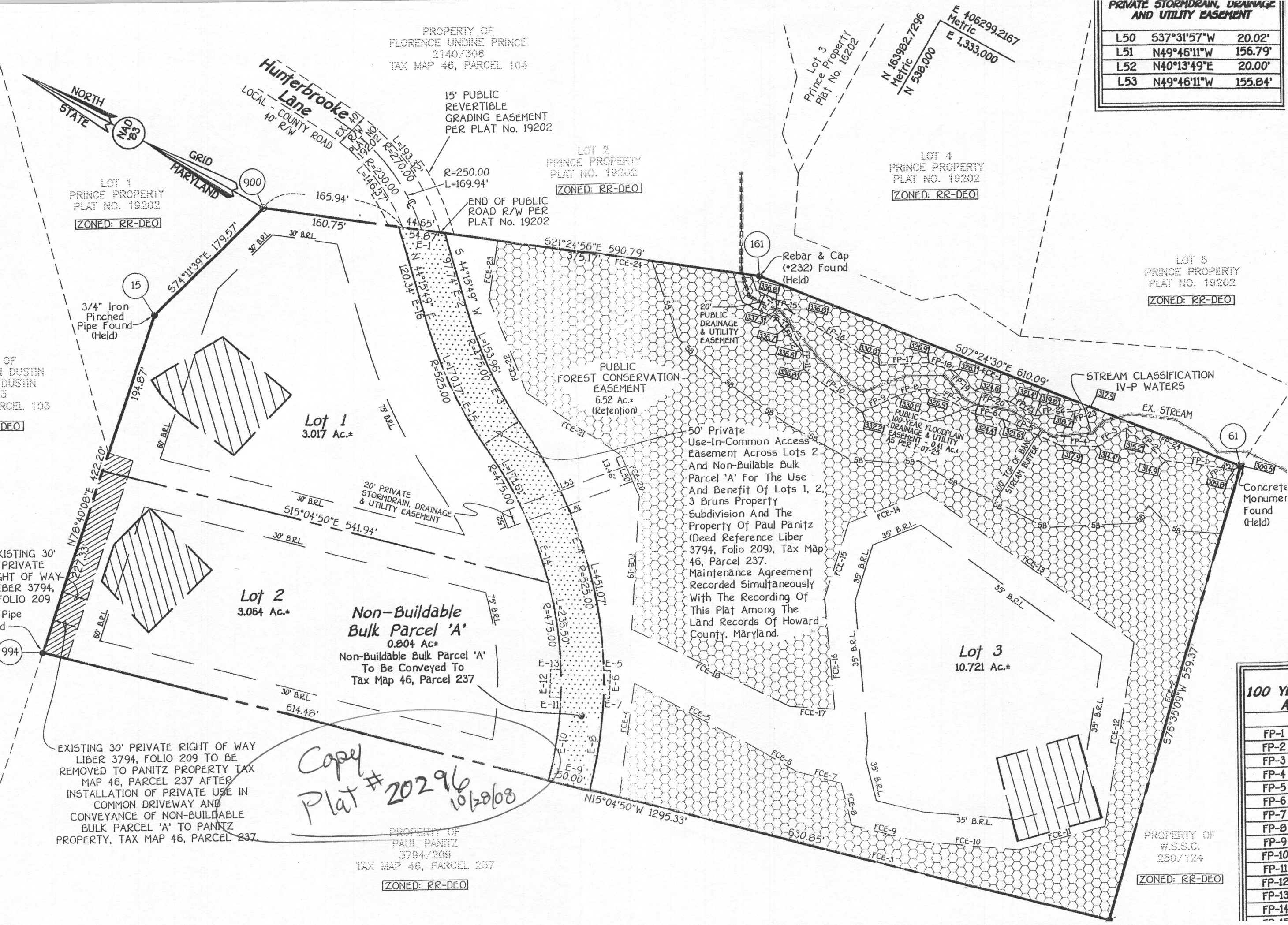
EXISTING 30' PRIVATE RIGHT OF WAY LIBER 3794, FOLIO 209 TO BE REMOVED TO PANITZ PROPERTY TAX MAP 46, PARCEL 237 AFTER INSTALLATION OF PRIVATE USE IN COMMON DRIVEWAY AND CONVEYANCE OF NON-BUILDABLE BULK PARCEL 'A' TO PANITZ PROPERTY, TAX MAP 46, PARCEL 237.

*Copy Plat # 20296 10/28/08*

PROPERTY OF  
PAUL PANITZ  
3794/209  
TAX MAP 46, PARCEL 237  
ZONED: RR-DEO

PROPERTY OF  
W.S.S.C.  
250/124  
ZONED: RR-DEO

- 100 Y A**
- FP-1
  - FP-2
  - FP-3
  - FP-4
  - FP-5
  - FP-6
  - FP-7
  - FP-8
  - FP-9
  - FP-10
  - FP-11
  - FP-12
  - FP-13
  - FP-14



LOT 1  
PRINCE PROPERTY  
PLAT NO. 19202  
ZONED: RR-DEO

LOT 2  
PRINCE PROPERTY  
PLAT NO. 19202  
ZONED: RR-DEO

LOT 4  
PRINCE PROPERTY  
PLAT NO. 19202  
ZONED: RR-DEO

LOT 5  
PRINCE PROPERTY  
PLAT NO. 19202  
ZONED: RR-DEO

Lot 1  
3.017 Ac.±

Lot 2  
3.064 Ac.±

**Non-Buildable Bulk Parcel 'A'**  
0.804 Ac.±  
Non-Buildable Bulk Parcel 'A'  
To Be Conveyed To  
Tax Map 46, Parcel 237

Lot 3  
10.721 Ac.±

Concrete Monument Found (Held)

Rebar & Cap (\*232) Found (Held)

STREAM CLASSIFICATION IV-P WATERS

EX. STREAM

PUBLIC FOREST CONSERVATION EASEMENT  
6.52 Ac.± (Retention)

50' Private Use-In-Common Access Easement Across Lots 2 And Non-Buildable Bulk Parcel 'A' For The Use And Benefit Of Lots 1, 2, 3 Burns Property Subdivision And The Property Of Paul Panitz (Deed Reference Liber 3794, Folio 209), Tax Map 46, Parcel 237. Maintenance Agreement Recorded Simultaneously With The Recording Of This Plat Among The Land Records Of Howard County, Maryland.

PUBLIC 100-YEAR FLOODPLAIN DRAINAGE & UTILITY EASEMENT - 0.41 Ac.± AS PER F-07-25

E 406299.2167  
Metric  
E 1,333,000  
N 163982.7296  
Metric  
N 538,000

U.S. Equivalent Coordinate Table			Metric Coordinate Table		
POINT	NORTH (feet)	EAST (feet)	POINT	NORTH (meters)	EAST (meters)
15	530635.5278	1332246.4215	15	164176.437237	406069.521438
61	537431.6248	1332713.5769	61	163809.486860	406211.910712
161	538036.6221	1332634.9115	161	163993.890420	406187.933429
900	538586.6179	1332419.1981	900	164161.529476	406122.183867
994	538552.5734	1331832.4488	994	164151.152677	405943.342631
7508	537301.8564	1332169.4643	7508	163769.933374	406046.064853

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.

*Terrell A. Fisher* 6/6/13  
 Terrell A. Fisher, L.S. #10692 Date  
 (Registered Land Surveyor)  
*Douglas P. Bruns* June 7, 2013  
 Douglas P. Bruns Date  
 (Owner)  
*Carole D. Bruns* 6/7/13  
 Carole D. Bruns Date  
 (Owner)

**Legend**

- Existing Public Forest Conservation Easement (Retention) (Plat Nos. 20295 And 20296)
- Existing Top Of Bank/Stream Buffer (Plat Nos. 20295 And 20296)
- Existing Centerline Of Stream (Plat Nos. 20295 And 20296)
- Existing 100 Year Floodplain, Drainage And Utility Easement (Plat Nos. 20295 And 20296)
- Existing 50' Private Use-In-Common Access Easement (Plat Nos. 20295 And 20296)
- Existing 20' Private Storm Drain, Drainage & Utility Easement (Plat Nos. 20295 And 20296)
- Existing Public Drainage & Utility Easement (Plat Nos. 20295 And 20296)
- Existing 30' Private Right-Of-Way (Liber 3794 At Folio 209)
- 24' Private Access Easement Across Lots 1, 2 And Non-Buildable Bulk Parcel 'A' For The Use And Benefit Of Lot 3

**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 1 Thru 3 And Non-Buildable Bulk Parcel 'A'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deed(s) Conveying Said Lots/Parcel. Developer Shall execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deed(s) Of Easement In The Land Records Of Howard County."

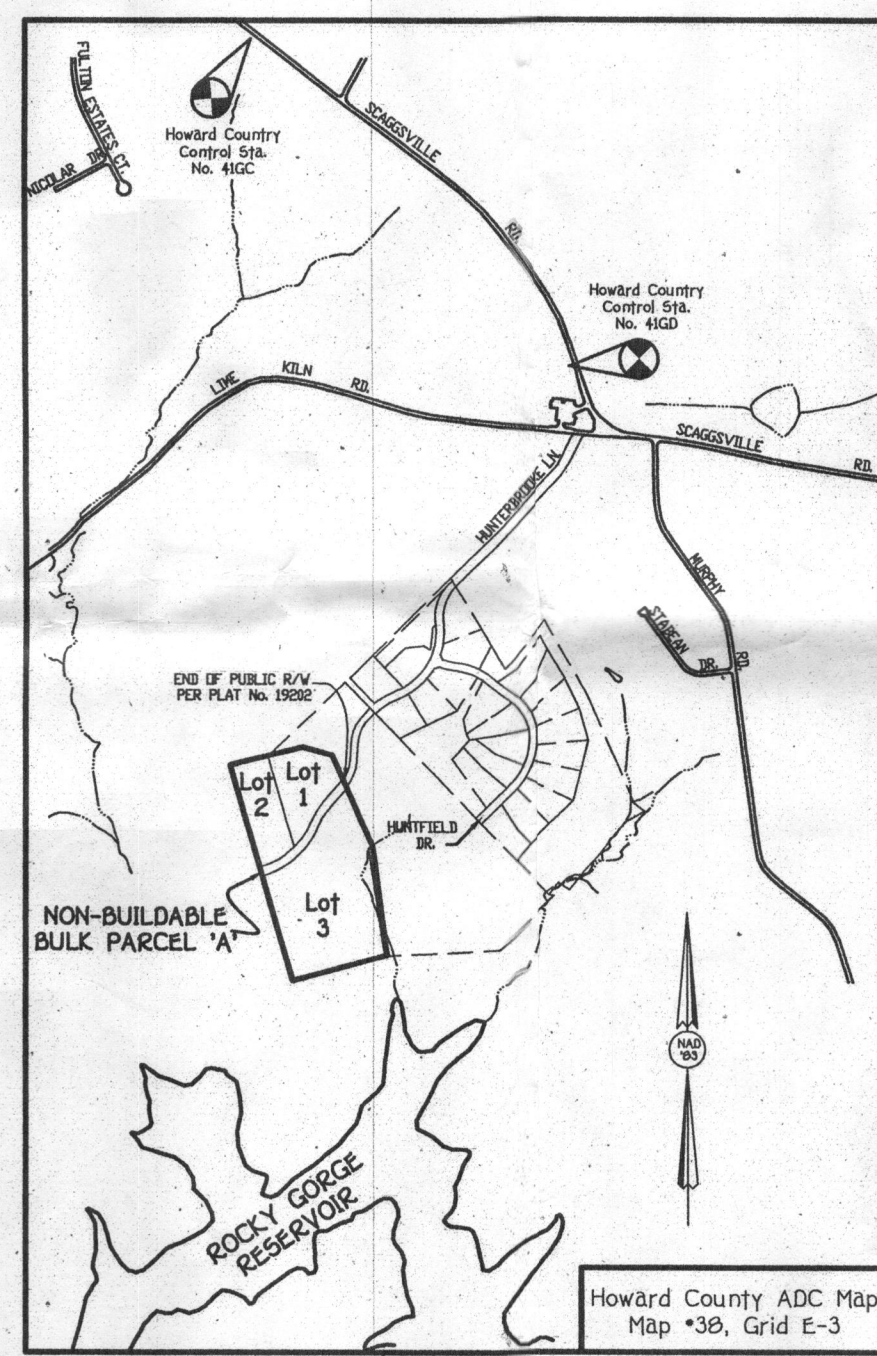
**Area Tabulation This Submission**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	16.802 Ac.*
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.*
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.804 Ac.*
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	17.606 Ac.*
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.*
TOTAL AREA TO BE RECORDED	17.606 Ac.*

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELIJAH CITY, MARYLAND 21042  
 (410) 461-2855

**General Notes Continued:**

33. The Developer Will Be Responsible For Constructing The Use-In-Common Driveway Across And Thru Parcel 89 And Connecting Into The Existing Driveway On Parcel 237. The New Use-In-Common Driveway Leading To Parcel 237 Is To Be Constructed Prior To The Elimination Of The Existing Driveway (Within The Abandoned Easement) That Current Leads To Parcel 237.
34. Plat Subject To WP-08-052 Which The Planning Director Approved A Waiver To Section 16.119(a)(6) Which Requires That Public Streets Shall Extend To The Boundary Lines Of The Proposed Subdivision So That Connection Can Be Made To Adjacent Properties Subject To:
  - A. Immediately Following Plat Recordation Of Pending F-08-001, Non-Buildable Bulk Parcel 'A' Is To Be Conveyed To The Adjoining Property Owner Of Parcel 237.
  - B. The Existing 30' Private Right-of-way Serving Parcel 237 Is To Be Abandoned And The Associated Driveway Demolished. The Developer Of The Bruns Property Shall Be Responsible For The Costs Of Installing This Driveway Connection To Parcel 237.
  - C. The Developer Shall Furnish A Letter Of Acknowledgement From The Adjoining Property Owner Stating That The 50' Conveyance Of Land Will Be Accepted And That In Case Tax Map 48, Parcel 237 Is Developed, The Responsibility And Cost Related Construction And Extension Of Hunterbrooke Lane Shall Be Borne By The Owner Of Parcel 237.
  - D. A Note Shall Be Included On The F-08-001 Plat Clearly Stating That The 50' Conveyance Has The Potential To Become A Public Road In The Future.
  - E. A Revised Percolation Certification Plan Shall Be Submitted To The Health Department.
  - F. On The Pending Plat, F-08-001, A Use-In-Common Access Easement (Serving All Three Of The Bruns Lots And Parcel 237) Shall Be Created Within Non-Buildable Bulk Parcel A Driveway Maintenance Agreement Shall Be Recorded With The Plat.
35. The 24' Private Access Easement Across Lots 1, 2 And Non-Buildable Bulk Parcel 'A' Created With Plat Of Revision Shall Be Deemed Abandoned Upon The Final Construction Of The Driveway In The Use-In-Common Access Easement Within Non-Buildable Bulk Parcel 'A' That Will Be Used For The Benefit Of Lots 1-3 And Parcel 237.
36. A Home Cannot Be Constructed On Lots 1 Or 2 Until The Use-In-Common Driveway Is Constructed Within Non-Buildable Bulk Parcel 'A' For The Benefit Of Lots 1-3 And Parcel 237.



**Vicinity Map**  
 Scale: 1" = 1200'

**Owner/Developer**  
 Douglas P. Bruns And Carole D. Bruns  
 301 Chandlers Wharf  
 Portland, ME 04101-4651  
 443-987-5804

**General Notes:**

1. Subject Property Zoned RR-DEO Per 02/02/04 Comprehensive Zoning Plan And The "Comp Life" Zoning Amendments Effective 07/08/06.
2. Coordinates Based On NAD '83, Maryland Coordinate System As Projected By Howard County Geodetic Control Stations No. 41GD And No. 41GC.  
 Sta. 41GD N 54496.6336 (meters), E 1333747.2310 (meters)  
 Sta. 41GC N 54390.6338 (meters), E 1331697.8578 (meters)
3. This Plat Is Based On Field Run Monumental Boundary Survey Performed On Or About December, 2005, By Fisher, Collins & Carter, Inc.
4. B.R.L. Denotes Building Restriction Line.
5. ● Denotes Iron Pin Set Capped "F.C.C. 106".
6. ■ Denotes Iron Pipe Or Iron Bar Found
7. ○ Denotes Angular Change In Bearing Of Boundary Or Rights-Of-Way.
8. ■ Denotes Concrete Monument Set With Aluminum Plate "F.C.C. 106".
9. ■ Denotes Concrete Monument Or Stone Found.
10. For Flag Or Pipestem Lots, Refuse Collection, Snow Removal And Road Maintenance Are Provided To The Junction Of The Flag Or Pipestem And Road Right-Of-Way Line And Not To The Pipestem Lot Driveway.
11. Driveways Shall Be Provided Prior To Issuance Of A Residential Occupancy Permit For Any New Dwelling To Ensure Safe Access For Fire And Emergency Vehicles Per The Following Minimum Requirements:
  - a) Width - 12 Feet (6 Feet Serving More Than One Residence)
  - b) Surface - Six (6") Inches Of Compacted Crusher Run Base With Tar And Chip Coating, (1/2") Minimum
  - c) Geometry - Maximum 15% Grade, Maximum 10% Grade Change And 45-Foot Turning Radius
  - d) Structures (Culverts/Bridges) - Capable Of Supporting 25 gross Tons (1-125-Loadings)
  - e) Drainage Elements - Capable Of Safely Passing 100 Year Flood With No More Than 1 Foot Depth Over Surface
  - f) Structure Clearances - Minimum 12 Feet
  - g) Maintenance - Sufficient To Ensure All Weather Use.
12. All Lot Areas Are More Or Less (+ or -).
13. Distances Shown Are Based On Surface Measurement And Not Reduced To NAD '83 Grid Measurement.
14. No Grading, Removal Of Vegetative Cover Or Trees, Or Placement Of New Structures Is Permitted Within The Limits Of Wetlands, Streams, Or Their Buffers And Forest Conservation Easement Areas.
15. Previous Department Of Planning And Zoning File Number: F-08-001.
16. There Is An Existing Dwelling/Structure(s) Located Lot 3 To Remain. No New Buildings, Extensions Or Additions To The Existing Dwelling(s) Are To Be Constructed At A Distance Less Than The Zoning Regulations Require.
17. Landscaping For Lots 1 And 2 Was Provided In Accordance With A Certified Landscape Plan. The Landscape Obligation For Lots 1 And 2 Is Fulfilled Entirely Through Retention Of Existing Forest. In Accordance With Section 16.124 Of The Howard County Code And The Landscape Manual, Lot 3 Is Exempt From The Perimeter Landscape Requirements Of Section 16.124 Of The Howard County Code And The Landscape Manual Because Lot 3 Contains An Existing Dwelling To Remain.
18. This Plat Is In Compliance With The Amended Fifth Edition Of The Subdivision And Land Development Regulations Per Council Bill 45-2003 And The Zoning Regulations As Amended By Council Bill 75-2003 And The July 28, 2006 Update Of The Howard County Zoning Regulations. Development Or Construction On These Lots Must Comply With Setback And Buffer Regulations In Effect At The Time Of Submission Of The Site Development Plan, Waiver Application, Or Building/Grading Permit.
19. Fee In Lieu Of Providing Open Space Has Been Paid In The Amount Of \$3,000.00 For The Creation Of Two New Lots Lots 1 And 2.
20. No Cemeteries Exist On This Site Based On A Visual Site Visit And Based On An Examination Of The Howard County Cemetery Inventory Map.
21. Forest Stand Delineation And Wetland Delineation Was Prepared By Eco-Science Professionals, Inc. Dated September, 2006 And Approved With F-08-001 And WP-08-052.
22. The Forest Conservation Easement Has Been Established To Fulfill The Requirements Of Section 16.1200 Of The Howard 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. The Plat Complies With The Requirements Of Section 16.1200 Of The Howard County Code For Forest Conservation By Providing 65 Acres On-Site Forest Retention Within Lot 3.
23. This Area Reserves A Private Sewerage Easement Of At Least 10,000 Square Feet As Required By The Maryland State Department Of The 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 A Public Sewerage System. The County Health Officer Shall Have The Authority To Grant Adjustments To The Private Sewerage Easement. Recordation Of A Modified Easement Shall Not Be Necessary.
24. The Lots Shown Hereon Comply With The Minimum Ownership Width And Lot Area As Required By The Maryland State Department Of The Environment.
25. The Property Is Located Outside Of The Metropolitan District.
26. A Maintenance Agreement For The Private Use-In-Common Driveway For Lots 1 Thru 3 And Tax Parcel 237 Has Been Recorded Among The Land Records Of Howard County, Maryland In Liber At Folio
27. Wells Have Been Drilled On Lots 1 And 2.
28. Stream Buffers Are Measured From The Top Of Bank Of The Stream.
29. This Property Is Located Within 2500 Feet Of The Rocky Gorge Reservoir, Comar 26.04.02.04K. States: "A Lot Located Within 2500 Feet Of The Normal Water Level Of Existing Or Proposed Water Supply Reservoirs, Measured Horizontally Or Within A 5000-Foot Radius Upstream From The Water Intake On Streams Used As Potable Water Supply Sources And A 5000-Foot Radius Of Water Intake Located Within A Reservoir Shall Have An Area Of Not Less Than 2 Acres With A Minimum Width Of 175 Feet."
30. Stormwater Management Provided With F-08-001.
31. Wetlands Located On This Site Are Confined In The Stream And Stream Bank Area.
32. The Conveyance Of Non-Buildable Bulk Parcel 'A' Will Be Done Without Any Monetary Compensation From The Owner Of Parcel 237 And There Is A Possibility The 50' Conveyance Could Become A Public Road In The Future If Parcel 237 Is Subdivided.

**Purpose Statement**

The Purpose Of This Plat Is To Create A 24' Private Access Easement Across Lots 1, 2 And Non-Buildable Bulk Parcel 'A' For The Use And Benefit Of Lot 3, And To Correct Metes And Bounds Chart For Existing 50' Private Use-In-Common Access Easement, As Shown On Plat No. 20296.

**Surveyor's Certificate**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Ulrich F. Walter And Barbara G. Walter To Douglas P. Bruns And Carole D. Bruns By Deed Dated August 30, 2001 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 5695, Folio 427, Also Being Lots 1 Thru 3 And Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Bruns Property, Lots 1 Thru 3 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. 20295 And 20296; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2013



**Owner's Certificate**

Douglas P. Bruns And Carole D. Bruns, Owners Of The Property Shown And Described Hereon, Herby 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: (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, Herby 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 Erected On Or Over The Said Easements And Rights-Of-Way. Witness My Hand This 7th Day of June, 2013.

*Douglas P. Bruns*  
 Douglas P. Bruns  
*Carole D. Bruns*  
 Carole D. Bruns  
*Jane Harding*  
 Jane Harding  
*Jane Harding*  
 Jane Harding

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department.

Howard County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

Director \_\_\_\_\_ Date \_\_\_\_\_

RECORDED AS PLAT No. \_\_\_\_\_ ON \_\_\_\_\_  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

**Revision Plat**  
**Bruns Property**  
 Lots 1 Thru 3 And  
 Non-Buildable Bulk Parcel 'A'  
 (Being A Revision To Lots 1, 2 And Non-Buildable Bulk Parcel 'A',  
 As Shown On Plats Entitled "Bruns Property, Lots 1 Thru 3 And  
 Non-Buildable Bulk Parcel 'A'" Recorded As  
 Plat Nos. 20295 And 20296)

Zoned: RR-DEO  
 Tax Map: 46 Parcel: 89 Grid: 7  
 Fifth Election District - Howard County, Maryland  
 Date: June 6, 2013 Scale: As Shown Sheet 1 of 2

F-13-109 05 only

The Requirements S3-108, 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.

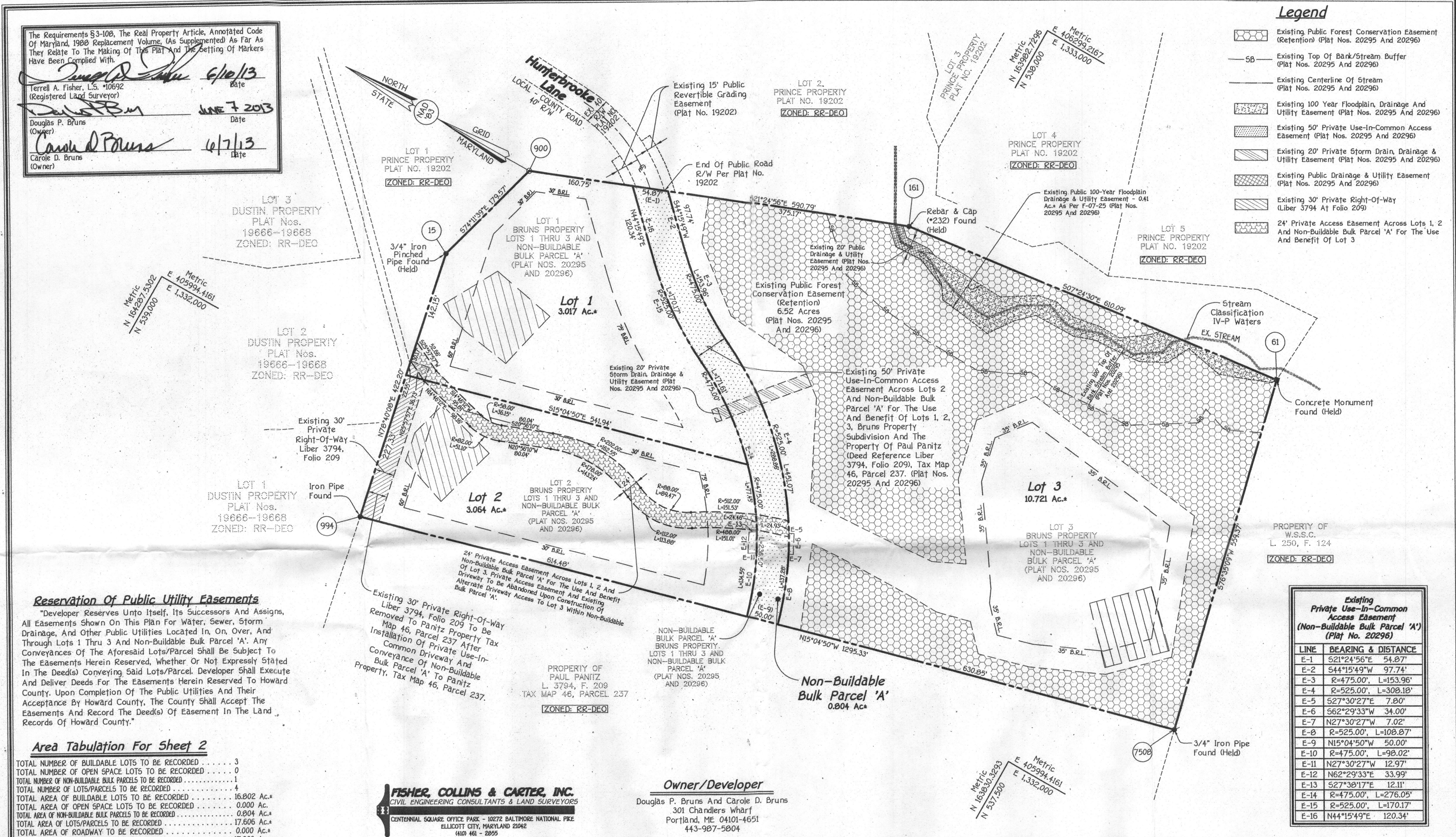
*Terrell A. Fisher* 6/10/13  
 Terrell A. Fisher, L.S. #10692  
 (Registered Land Surveyor)

*Douglas P. Bruns* June 7 2013  
 Douglas P. Bruns  
 (Owner)

*Carole D. Bruns* 6/7/13  
 Carole D. Bruns  
 (Owner)

**Legend**

- Existing Public Forest Conservation Easement (Retention) (Plat Nos. 20295 And 20296)
- SB Existing Top Of Bank/Stream Buffer (Plat Nos. 20295 And 20296)
- Existing Centerline Of Stream (Plat Nos. 20295 And 20296)
- Existing 100 Year Floodplain, Drainage And Utility Easement (Plat Nos. 20295 And 20296)
- Existing 50' Private Use-In-Common Access Easement (Plat Nos. 20295 And 20296)
- Existing 20' Private Storm Drain, Drainage & Utility Easement (Plat Nos. 20295 And 20296)
- Existing Public Drainage & Utility Easement (Plat Nos. 20295 And 20296)
- Existing 30' Private Right-Of-Way (Liber 3794 At Folio 209)
- 24' Private Access Easement Across Lots 1, 2 And Non-Buildable Bulk Parcel 'A' For The Use And Benefit Of Lot 3



**Reservation Of Public Utility Easements**

"Developer Reserves unto itself, its Successors And Assigns, All Easements Shown On This Plan For Water, Sewer, Storm Drainage, And Other Public Utilities Located In, On, Over, And Through Lots 1 Thru 3 And Non-Buildable Bulk Parcel 'A'. Any Conveyances Of The Aforesaid Lots/Parcel Shall Be Subject To The Easements Herein Reserved, Whether Or Not Expressly Stated In The Deeds(s) Conveying Said Lots/Parcel. Developer Shall Execute And Deliver Deeds For The Easements Herein Reserved To Howard County, Upon Completion Of The Public Utilities And Their Acceptance By Howard County, The County Shall Accept The Easements And Record The Deeds(s) Of Easement In The Land Records Of Howard County."

**Area Tabulation For Sheet 2**

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED	3
TOTAL NUMBER OF OPEN SPACE LOTS TO BE RECORDED	0
TOTAL NUMBER OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	1
TOTAL NUMBER OF LOTS/PARCELS TO BE RECORDED	4
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED	16.802 Ac.±
TOTAL AREA OF OPEN SPACE LOTS TO BE RECORDED	0.000 Ac.±
TOTAL AREA OF NON-BUILDABLE BULK PARCELS TO BE RECORDED	0.804 Ac.±
TOTAL AREA OF LOTS/PARCELS TO BE RECORDED	17.606 Ac.±
TOTAL AREA OF ROADWAY TO BE RECORDED	0.000 Ac.±
TOTAL AREA TO BE RECORDED	17.606 Ac.±

**FISHER, COLLINS & CARTER, INC.**  
 CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
 CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
 ELLICOTT CITY, MARYLAND 21042  
 (410) 461-2855

**Owner/Developer**  
 Douglas P. Bruns And Carole D. Bruns  
 301 Chandlers Wharf  
 Portland, ME 04101-4651  
 443-987-5804

APPROVED: For Private Water And Private Sewerage Systems  
 Howard County Health Department.

Howard County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: Howard County Department Of Planning And Zoning.

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

Director \_\_\_\_\_ Date \_\_\_\_\_

**Owner's Certificate**

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*Douglas P. Bruns*  
 Douglas P. Bruns  
*Carole D. Bruns*  
 Carole D. Bruns

*Jane D. Harding*  
 Jane D. Harding  
*Jane D. Harding*  
 Jane D. Harding

**Surveyor's Certificate**

I Herby Certify That The Final Plat Shown Hereon Is Correct; That It Was Prepared By Me Or Under My Responsible Charge And That I Am A Duly Licensed Professional Land Surveyor Under The Laws Of The State Of Maryland; That It Is A Subdivision Of All Of The Lands Conveyed By Ulrich F. Walter And Barbara G. Walter To Douglas P. Bruns And Carole D. Bruns By Deed Dated August 30, 2001 And Recorded In The Land Records Of Howard County, Maryland In Liber No. 5695, Folio 427, Also Being Lots 1 Thru 3 And Non-Buildable Bulk Parcel 'A', As Shown On Plats Entitled "Brun's Property, Lots 1 Thru 3 And Non-Buildable Bulk Parcel 'A'" Recorded Among The Aforesaid Land Records As Plat Nos. 20295 And 20296; 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, Maryland As Shown, In Accordance With The Annotated Code Of Maryland, As Amended.

*Terrell A. Fisher*  
 Terrell A. Fisher, Professional Land Surveyor No. 10692  
 Expiration Date: December 13, 2013

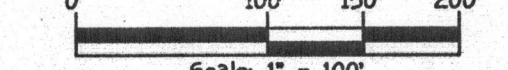


RECORDED AS PLAT No. \_\_\_\_\_ ON \_\_\_\_\_  
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**Revision Plat  
 Bruns Property  
 Lots 1 Thru 3 And  
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Zoned: RR-DEO  
 Tax Map: 46 Parcel: 89 Grid: 7  
 Fifth Election District - Howard County, Maryland



Scale: 1" = 100'  
 Date: June 6, 2013 Sheet 2 of 2