

APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ A/P 531068
 AGENCY REVIEW: _____ DATE 7-2-09

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:

- 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) Harry R. Dove & Ina M. Dove

DAYTIME PHONE 301-829-0923 CELL 301-748-7480 FAX _____

MAILING ADDRESS 17345 Old Frederick Rd. Mt. Airy MD 21771
STREET CITY/TOWN STATE ZIP

APPLICANT Harry R. + Ina M. Dove

DAYTIME PHONE 301-829-0923 CELL 301-748-7480 FAX _____

MAILING ADDRESS 17345 Old Frederick Rd. Mt. Airy MD 21771
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION SUBDIVISION/PROPERTY NAME Tax map 2 Parcel 3 LOT NO. _____

PROPERTY ADDRESS 17345 Old Frederick Rd. Mt. Airy, MD 21771
STREET TOWN/POST OFFICE

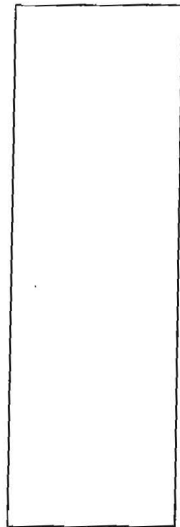
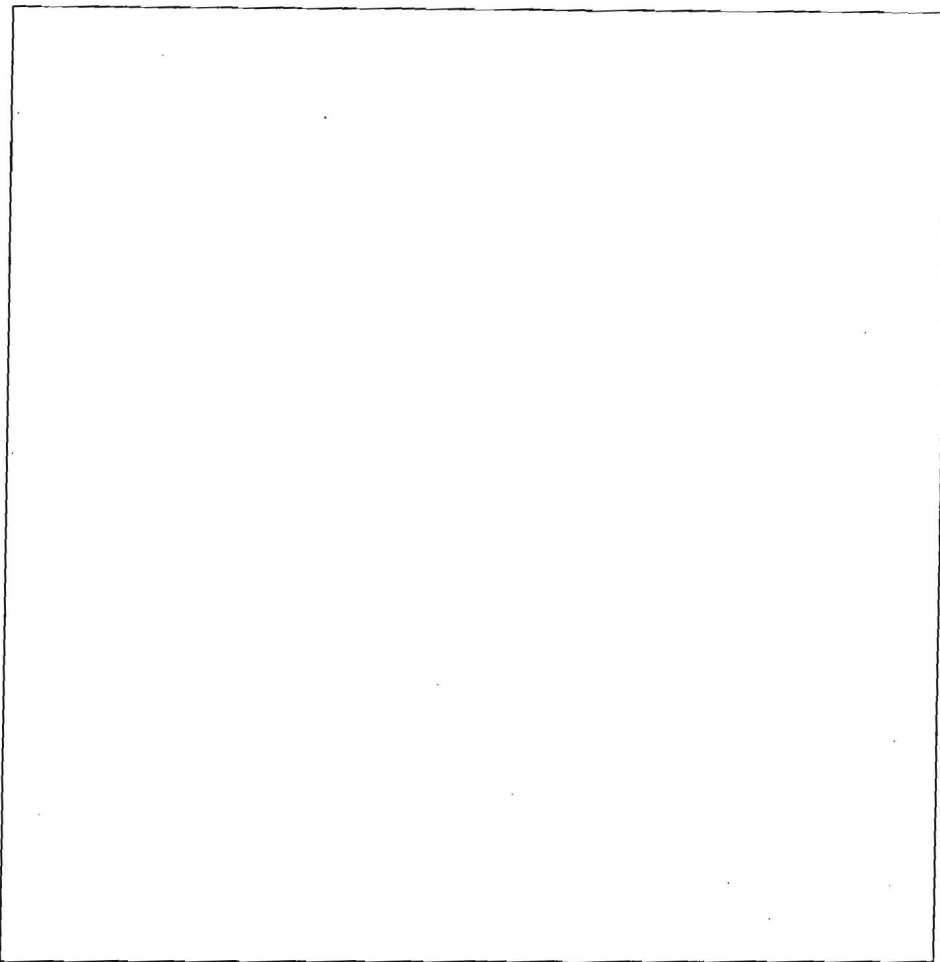
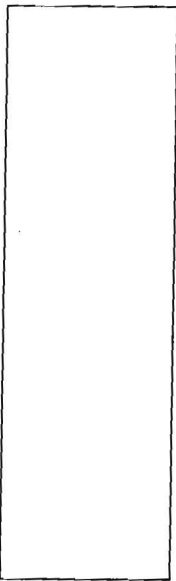
TAX MAP PAGE(S) 2 GRID _____ PARCEL(S) 3 PROPOSED LOT SIZE _____

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. Ina M. Dove
SIGNATURE OF APPLICANT

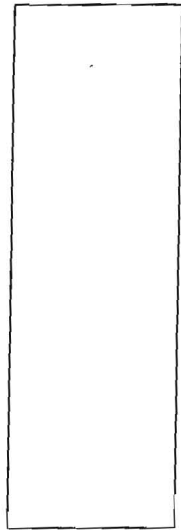
HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
 7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-1771 FAX (410) 313-2648
 TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

A/P _____

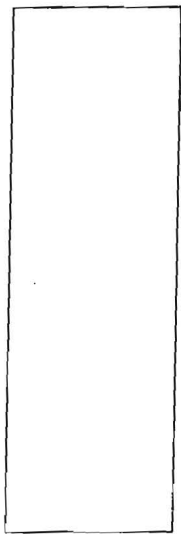


RECEIVED
HOWARD COUNTY HEALTH DEPT
ENVIRONMENTAL HEALTH

2009 JL -6 AM 8:34



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

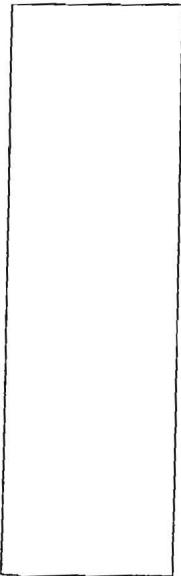


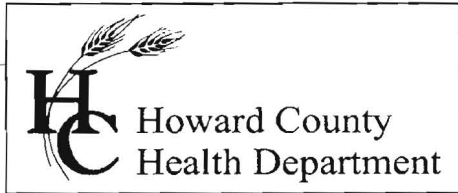
REMARKS _____

SANITARIAN _____ BACKHOE _____ OTHERS _____

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

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____





Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(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

Date: August 14th, 2009

To: TJ Frazier; VanMar Assoc.

From: Heidi Scott
Development Coordination Section
Well & Septic Program

RE: PERCOLATION TEST RESULTS A#^{5 31068}~~30280~~ - 2 Lots
17345 Old Frederick Rd

Percolation testing was conducted at the above referenced property on August 12th, 2009. Results indicate satisfactory soil conditions for onsite wastewater disposal and adequate septic reserve area for the existing house and 1 proposed lot.

Field data collected is shown on the Percolation Test Worksheets enclosed with this letter. Acceptable ranges for recommended inlet and trench bottom depth, and usable sidewall have been provided, and may be confirmed at the time of installation.

Further review of this project is contingent upon submission of a Percolation Certification Plan. The following items must be addressed on this plan:

- Show 2 additional replacement well sites for the existing house
- Show a proposed driveway for the proposed house.
- Remove failed percolation test symbol from legend.

If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan, please contact me at (410) 313-6287.

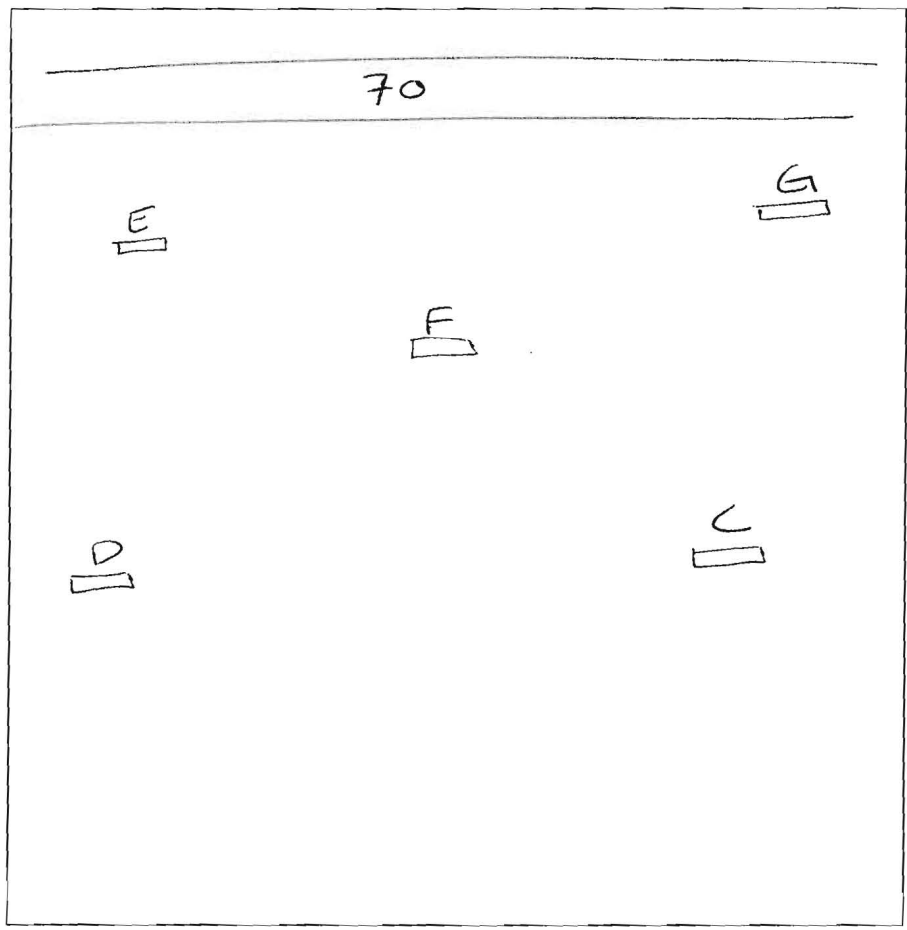
Cc:
Harry & Ina Dove
File

AP 531008

F
 1' brn l
 yellow brn sel
 1msbk
 3' yellow brn sel
 ↓
 8' pink brn sel
 platy supelite Fe+Mn
 seepage @ 12.5'
 12.5'

C
 .5' brn l
 yellow brn sel 2msbk
 2' red/yellow brn sel
 20% coarse chert
 ↓
 7' yellow brn sel
 40% platy channers & supelite
 HB
 9.5'

E
 1' brn l
 yellow brn sticky sel/moist
 4' yellow brn sel w/ Mn deposits
 25% channers & quartz
 ↓
 10' pink brn/bright yellow sel w/ platy channers
 12'



G
 brn l sbk 1.6'
 red brn sel lfsbk 1.8'
 red/yellow brn sel
 ↓
 strong brn sel w/ 40% platy channers
 HB 10'

D
 yellow brn l 1'
 yellow brn sel sbk
 ↓
 yellow brn sel 1msbk
 ↓
 yellow brn vch sel platy, sticky matters @ 10.8' seepage @ 10.8'
 H₂O @ 12'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
8-12-09	F	4.4'/12.5'	9:33	too slow	-	reshelf	-
	C	3.5'/9'	9:37	too slow	-	reshelf	-
	E	12'	visual				OK
	G	2.8'/10'	10:27	10:30	10:36	6	P
	D	4.5'/12'	10:18	too slow	-	reshelf	-
	F	5'/12.5'	10:02	10:08	10:17	9	P
	C	4.4'/9'	10:12	10:17	10:26	9	P
	D	5.5'/12'	10:38	10:41	10:50	9	P

REMARKS holes dug per plan
 SANITARIAN HS BACKHOE Level Land OTHERS _____
 TEST HOLES USED IN SDA 5 AVG. PERC TIME 8 SQ. FT/BR _____
 TRENCH WIDTH 3 INLET DEPTH 4 MAX. BOT DEPTH 6 EFFECTIVE SW 1-1.5'

AP 531068

(A)

Same as B

vehls @ 8'

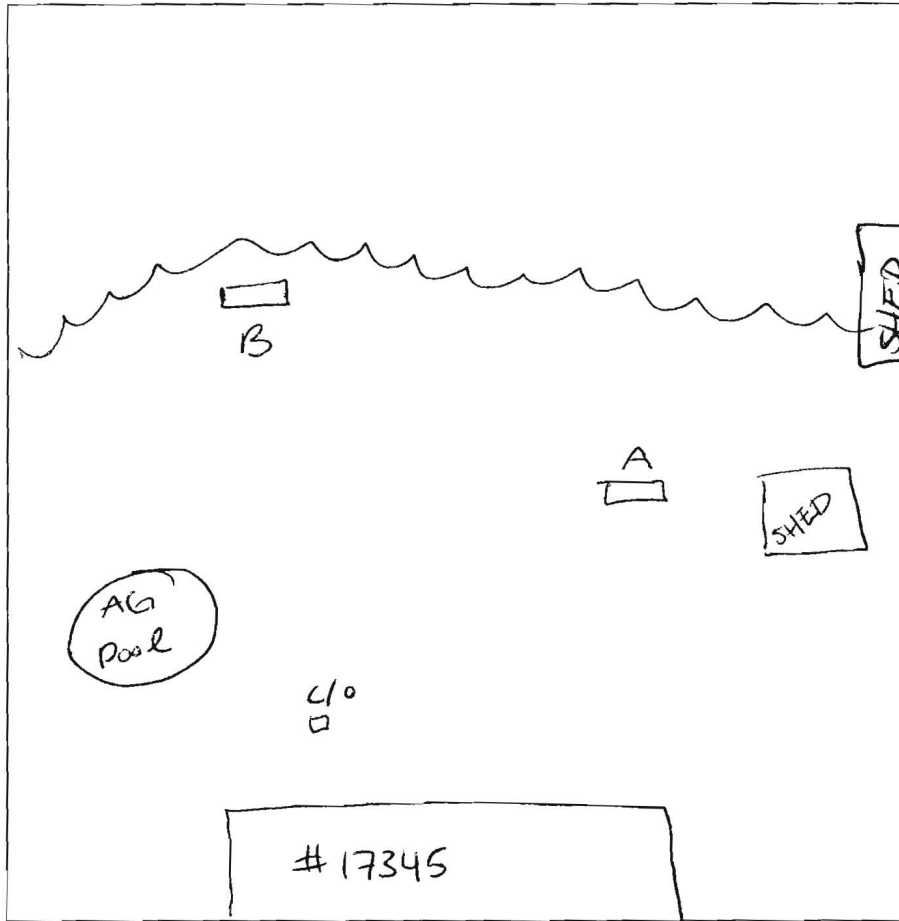
10.5' HB/H₂O

(B)

.5' brn & sbk

2.5' red brn chscl
orig red brn chse

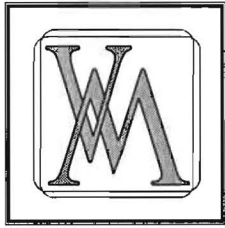
6' reddish brn chls platy
10' vehls 10% flaggy
11' boulders



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
8-12-09	A	3.5' / 10.5'	11:34	11:38	11:43	5	P
↓	B	4.5' / 11'	11:14	too slow - reshel -			
↓	B	5.2' / 11'	12:01	12:19	12:46	27	P

REMARKS holes dug per plan
 SANITARIAN HS BACKHOE level land OTHERS _____
 TEST HOLES USED IN SDA 2 AVG. PERC TIME 14 SQ. FT/BR _____
 TRENCH WIDTH 3 INLET DEPTH 4 MAX. BOT DEPTH 6 EFFECTIVE SW 2'

less s.w.



VANMAR
ASSOCIATES, INC.

Engineers • Surveyors • Planners

310 South Main Street, P.O. Box 328, Mount Airy, Maryland 21771

(301) 829-2890
(301) 695-0600

(301) 831-5015

(410) 549-2751
Fax (301) 831-5603

November 5, 2010

Ms. Heidi Scott
Howard County Health Department
7178 Columbia Gateway Dr.
Columbia, MD 21046

RE: Revised Perc Cert Plan
Nursery View Lots 8 & 9
File No: F-10-87

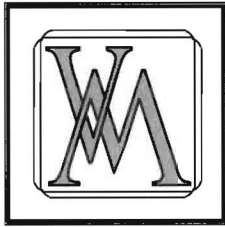
Dear Ms. Scott:

This Perc Certification Plan was previously approved by the Health Department on October 7, 2009. At that time, the property owners were proposing to reconfigure the interior lot lines and submitted a record plat to that end. At present, for several reasons, the owners are no longer able to pursue that reconfiguration and wish to return the parcels to their original configuration and obtain approval of the septic on Parcel 3.

Sincerely,

TJ Frazier, LS
VanMar Associates, Inc

F:\data\MSO2000\WORDDOCS\ENGRS\A95153\HD Ltr 11-5-10.doc



VANMAR
ASSOCIATES, INC.

Engineers • Surveyors • Planners

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(301) 829-2890
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(301) 831-5015

(410) 549-2751
Fax (301) 831-5603

Revised
MAY 5 2010
DP/ - Land Dev

April 19, 2010

Ms. Heidi Scott
Howard County Health Department
7178 Columbia Gateway Dr.
Columbia, MD 21046

RE: Plat of Resubdivision Review Comments
Nursery View Lots 8 & 9
File No: F-10-87

Dear Ms. Scott:

We have addressed the comments of your March 19, 2010 review of the Nursery View project as follows:

1. We acknowledge the well for Lot 9 must be drilled.
2. We acknowledge the existing well on Lot 8 must be tested; as you have indicated this is noted by Note 21.
3. We acknowledge the existing structures must be moved as indicated.

Sincerely,

TJ Frazier, LS
VanMar Associates, Inc



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3487
TDD 410-313-2323

March 23, 2010

Revised
MAY 5 2010
DP2 - Land Dev

Harry and Ina Dove
17345 Old Frederick Road
Mt. Airy, Maryland 21771

RE: F-10-87/Nursery View, Lots 8 and 9, Sec. 3

Dear Mr. and Mrs. Dove:

The Subdivision Review Committee has determined that the above referenced plan does not conform with the objectives of the Howard County Subdivision and Land Development Regulations. The enclosed comments must be addressed in a **revised** plan submission within **45** days from the date of this letter (**on or before May 7, 2010**).

Please refer to the enclosed notification of the date and time of your submission appointment.

If the revised final plan submission is not received by that date, your plan submission will become null and void, in accordance with Section 16.144 of the Howard County Subdivision and Land Development Regulations. After that date, the subdivision plan must be resubmitted as a new application. You will be required to comply with all plan submission requirements and regulations in effect at the time of resubmission. This Department cannot consider requests for extensions of time for your project beyond the deadlines and milestones established by the Adequate Public Facilities Ordinance.

Complete sets of revised plans must be submitted to the Department of Planning and Zoning, along with a written narrative responding to the Subdivision Review Committee comments. Please assemble and package the sets, each with a written response letter, as follows:

AGENCY	NO OF SETS (Drawings, plans)	SUPPORT DATA (Traffic, floodplain, wetland, noise, SWM reports, etc.)
Division of Land Development	2	2 Supplemental/Response
Development Engineering	4	4 Supplemental/Response
Health Department	1	1 Supplemental/Response

Mike E TJ

Page 2
F-10-87

If you or your consultant have any questions concerning the enclosed comments, please contact and/or meet with the responsible review agency prior to the preparation of the revised plans. If it would be beneficial to meet with multiple review agencies to discuss significant design issues, you may contact Carol Stirn at 410-313-2350 to reserve a time after the SRC meeting of April 8, 2010. Please understand that this will be a brief meeting designed to discuss major issues only.

PLEASE BRING A COPY OF THIS LETTER WITH YOU TO YOUR SUBMISSION APPOINTMENT.

If you have any questions regarding this project, contact Brenda Barth at (410) 313-2350 or email: bbarth@howardcountymd.gov

Sincerely,



Kent Sheubrooks, Acting Chief
Division of Land Development



:btb/enclosures
cc: Research/DED/Health
VanMar Associates, Inc.

THE FOLLOWING IS YOUR SCHEDULED SUBMISSION APPOINTMENT FOR THE ENCLOSED LETTER.

PROJECT Nursery View F-10-87

TYPE OF SUBMISSION: Revised

DATE: May 5

TIME: 10:30

PERSON WITH: Julia

By contacting Carol Stirn of the Division of Land Development at 410-313-2350 or via email at cstirn@howardcountymd.gov, you may make ONE CHANGE to this appointment to bring your 'revised plans' in on an alternate date, but only if the date chosen is available and you know that the submission will be completely ready. You will have to take the time/person that is available and assigned.

If the date you picked is not available, then the submission WILL remain on the originally scheduled date.

You are reminded that failure to submit your revised plan by the date specified in the accompanying letter will result in the voiding of this plan.

DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

Comments

RE: F 10-87/Nursery View
Lots 8 and 9, Section Three
March 23, 2010

Plat:


1. On Lot 9, correct southern BRL from 60' to 75.' The owner is advised that the eastern 30' BRL may also change should the Development Engineering Division require a noise study. Orientation of the house would then be dictated by location of the noise contour. The 65 dBA can not enter the rear yard unless mitigation is provided or a waiver petition is approved (Sec.16.120)(b)(5).
2. All roadways are access restricted. Accordingly, the owner should consider at this time the creation of a use-in-common access easement for ingress/egress for both lots onto Old Frederick Road. The access should be established at an approved location reviewed by the Development Engineering Division and the State Highway Administration.
2. Correct Note No. 18 to indicate: . . . Amended 5th Edition "of the" Subdivision and Land Development Regulations . . .
3. Correct Note No. 20 to indicate: . . . to be extinguished upon recordation of "this" plat.
4. Verify and add the following note: No cemeteries exist on the subject site.
5. Label the road classifications of Old Frederick Road and West Watersville Road, label the centerlines and add the ROW widths.
6. Label the frontage of each lot along Old Frederick Road (except at the approved entranceway to both lots), along Rt. 70 and along West Watersville Road as "Vehicular Ingress/Egress Restricted."
7. Add to the labels for the 5' Utility Easement and Previously Recorded Lot Line: "to be Abandoned by Recordation of this plat."
8. Label the 5' eastern easement located on Lot 8.
9. Correctly label "West" Watersville Road on the plat and in the Vicinity Map.
10. Correct the word "revision" located in all notes (Note Nos. 15,16 & 19) and in the Title Block to indicate: a "resubdivision."
11. Add the zoning classification to the adjoining eastern property.



:btb

DEPARTMENT OF PLANNING AND ZONING
DEVELOPMENT ENGINEERING DIVISION

April 2, 2010

TO: Kent Sheubrooks, Acting Chief
Division of Land Development

FROM: Charles F. Dammers, Chief
Development Engineering Division 

Project Engineer: Nicole Ming Yan 

RE: DP&Z File #: F-10-87 (PLAT)
Nursery View

A revised submission is required to satisfy the following comments:

Required Items:

1. Revised Final Plat
2. Revised Sight Distance Analysis
3. Provide Noise Study
4. Provide SWM Report
5. Revised Supplemental Plan
6. Point-by-point Response Letter

Please be advised that the 2007 Stormwater Management Regulations are in effect. Any projects not having an approved stormwater management plan and sediment and erosion control plan by May 4, 2010 will be required to submit revised plans designed to current regulations.

Please verify the Standard Detail reference numbers as per current version of Design Manual Volume IV and update as necessary.

Add "Professional Certification. 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. _____, Expiration Date: _____." The document, certification, seal, and signature shall appear close to one other.

Checklist Items:

- II.C.1. - On Plat sheet 1 and Topography/Soil/SWM Exhibit, please revise the General Notes to include Noise Study information and provide SWM information based on 2010 SWM regulations that will be enforced from May 4, 2010. Erase the General Note 16 since this plat is not only adjust the common lot lines between former lot 7 and parcel 3 but also change parcel 3 into a buildable lot.
- Unless adequate information is provided, DED cannot verify that proposed Lot 9 (formerly parcel 3) is a buildable lot.
- II.D.2. - On Topography/Soil/SWM Exhibit sheet 1, please provide a minimum of three (3) grid ticks on the plan sheets.
- III.A.2. - On Plat sheet 1 and Topography/Soil/SWM Exhibit, please show the adjacent right-of-ways, street names, street classifications, Existing and proposed R/W width.
- IV.A.1. - On Plat sheet 1 and Topography/Soil/SWM Exhibit, please check right-of-way dedication with the current Howard County General Plan of Highways and approved construction drawings. Provide right-of-way dedication language if it is applicable.
- IV.A.5. - On Plat sheet 1 and Topography/Soil/SWM Exhibit, please include access restriction

notes for major collectors and higher roadway classifications.

V.A.1. - Please provide an intersection sight distance analysis for all driveway intersections with existing roads in accordance with Design Manual, Volume III, Section 2.5.B.9. or a stopping sight distance analysis in accordance with Design Manual, Volume III, Section 2.5.B.9 as applicable. Include an 85th Percentile Speed Study, an Intersection/Stopping Sight Distance Analysis ($1''=5'V/50'H$), a survey along line of sight (horizontal/vertical obstructions shown) or a Design Manual Waiver for use of Stopping Sight Distance (Major Collectors and above).

Please provide field run topography along Old Frederick Road on sight distance analysis. Provide the note to state: The existing topography is taken from (field run or aerial) survey with (maximum two foot) contour intervals prepared by (survey company) dated (survey date).

When the 85th percentile speed is smaller than the post speed limit, than the post speed limit should be used in sight distance calculation.

VII.A.1. - Please provide Noise Study.

IX.A.1.a. - Please provide Stormwater Management Report.

Real Estate Services Comments:

1. The word "insure" should be "ensure" within General Note 10 and 10 (g).
2. Label all easements with a plat/deed reference as "Existing".
3. Based on review of the plans, the County will not have to acquire any public easements.

General Comments:

1. Provide the existing topography taken from field run or aerial survey with maximum two foot contour intervals. Add a General Note to state: The existing topography is taken from (field run or aerial) survey with (maximum two foot) contour intervals prepared by (survey company) dated (survey date).
2. On Topography/Soil/SWM Exhibit sheet 1, please show the proposed driveway entrance for proposed lot 9.
3. In the point-by-point response letter, provide specific responses to all comments. Provide an explanation of how the comment was addressed, where the correction can be found on the plans or in the computations, and what impacts are created.
4. Upon receipt of a revised submission additional comments may be forthcoming.
5. If you have any questions or need further clarification, please contact me at (410) 313-3365 or email me at NYan@howardcountymd.gov.

MSHA (Dan Doherty, 410-545-5584, Ddoherty@sha.state.md.us)

1. SHA does not have any comments on this F-plan.

HSCD (Geoff Schoming, 410-489-7987, Gschoming@howardcountymd.gov)

1. Contact HSCD directly for their comments.

DF&RS (Tim Diehl, 410-313-6044, FD1863@howardcountymd.gov)

1. Driveway information needs to be updated to 16' common in use driveway.

NOV 2013 11:07 AM NOV 2013 11:07 AM NOV 2013 11:07 AM
Collections Division (Mark A. Krejs, 410-313-6470 Mkrejs@howardcountymd.gov)

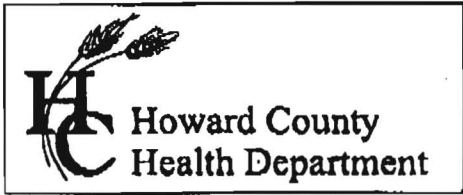
1. Collections will be at Watersville Road or Old Frederick Road, wherever the driveway enters.

The following are standard Howard County comments:

1. If you have any questions or need further clarification, please contact me at (410) 313-3365 or email me at NYan@howardcountymd.gov.

CFD/ny

F:\Nicole Yan\COMMENTS\PLATF-10-087.RP



**7178 Columbia Gateway Drive, Columbia MD
21046**

**(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

MEMORANDUM

**TO: Kent Sheubrooks, Acting Chief
Division of Land Development**

**FROM: Heidi Scott
Well and Septic Program
Development Coordination Section**

**RE: File Number: F-10-087
Nursery View Lots 8 & 9 Sec. 3
Old Frederick Rd**

DATE: March 19th, 2010

The comments apply to the above referenced plan. These comments must be addressed prior to final plat signature:

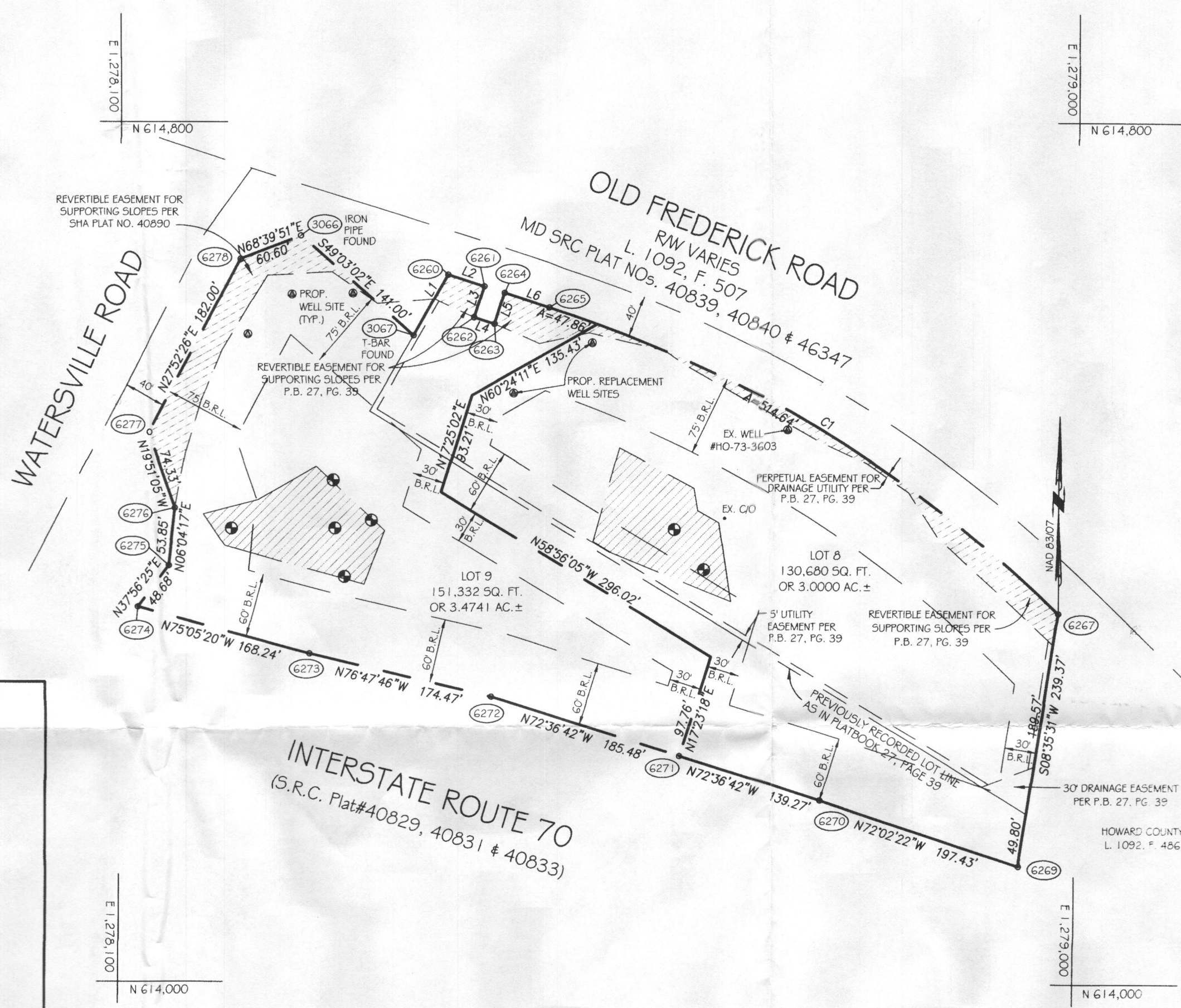
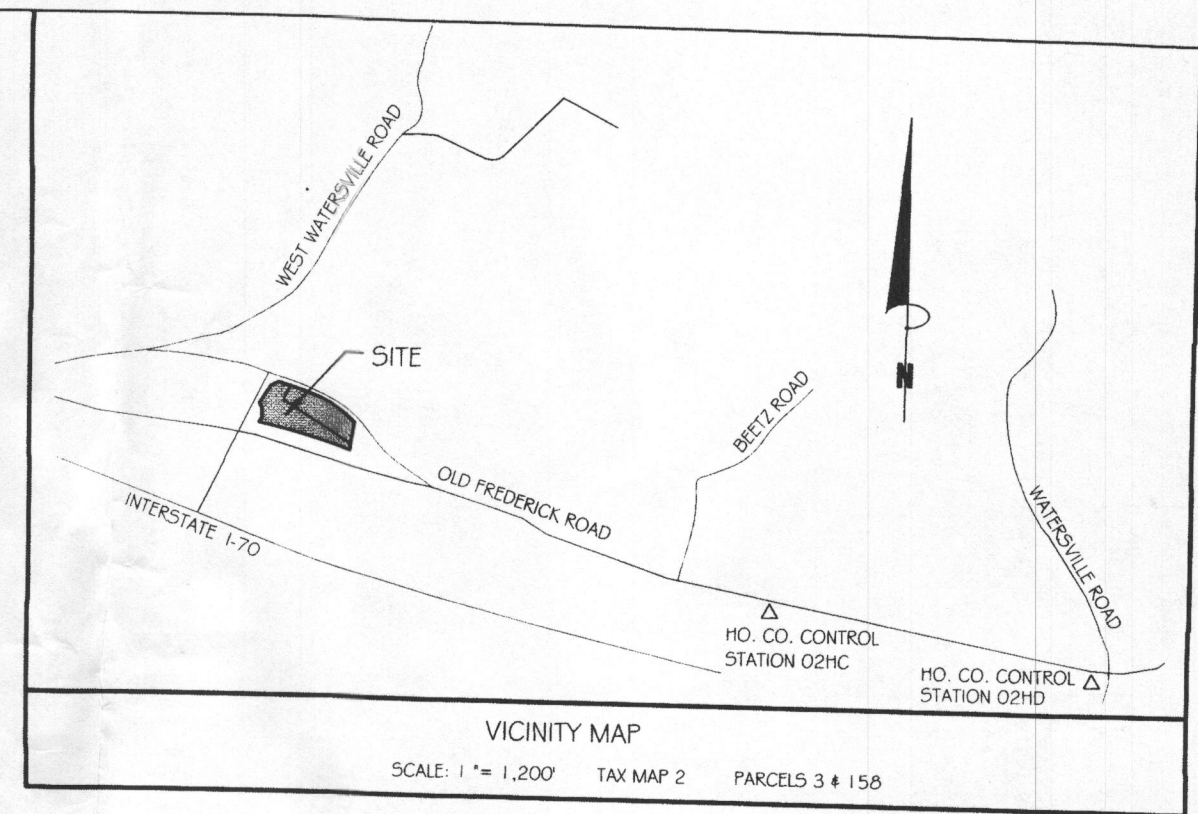
- The well on Lot 9 must be drilled and documentation sent to the Health Dept.
- The existing well on Lot 8 must be tested for bacteria and nitrates (acknowledged, per comment #21)
- The existing structures labeled as such on the Perc Cert must be moved so that they do not encroach on the SDA

HS
Cc:
File

COORDINATES		
POINT	NORTHING	EASTING
3066	614694.6315	1278269.4023
3067	614602.2187	1278375.9010
6260	614658.2528	1278407.5355
6261	614647.6554	1278441.3147
6262	614619.0306	1278432.3339
6263	614613.0441	1278451.4175
6264	614641.6679	1278460.3972
6265	614628.3505	1278502.8473
6267	614345.4561	1278983.3946
6269	614108.7725	1278947.6332
6270	614169.6529	1278759.8224
6271	614211.2738	1278626.9149
6272	614266.7031	1278449.9130
6273	614306.5549	1278280.0554
6274	614349.8463	1278117.4807
6275	614388.2379	1278147.4110
6276	614441.7859	1278153.1066
6277	614511.6989	1278127.8654
6278	614672.5831	1278212.9552

CURVE DATA						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING	TANGENT
C1	1233.24'	562.50'	557.63'	26°08'00"	S59°30'54"E	286.23'

LINE CHART		
LINE	BEARING	DISTANCE
L1	N29°26'50"E	64.35'
L2	S72°34'55"E	35.40'
L3	S17°25'07"W	30.00'
L4	S72°35'00"E	20.00'
L5	N17°25'02"E	30.00'
L6	S72°34'56"E	44.49'



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. 02HC & 02HD.
02HC N. 612,924.2728 E. 1,282,818.9756 (sft.)
02HD N. 612,479.7996 E. 1,285,732.0009 (sft.)
- 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 02/02/04 Comprehensive Zoning Plan.
- Driveway(s) shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (14' serving more than one residence);
 - Surface - 6" of compacted crusher run base with tar and chip coating (1-1/2" min.);
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
 - Structures (culvert/bridges) - Capable of supporting 25 gross tons (H25 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.
- This plat is based on a field run monumented boundary survey performed on or about May 20, 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)(ii) of the Subdivision Regulations since it is a plat of revision to adjust lot lines only.
- 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 revision to adjust lot lines only.
- There is an existing dwelling/structure located on Lot 8 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 revision to adjust lot lines only.
- The 5' utility easement along the previously recorded lot line to be extinguished upon recordation of the new plat.
- Prior to final plat signature, the existing well (HO-73-3603) must be tested for bacteria and nitrates due to the existing septic area within 200 feet up gradient of the well.

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., Prof. L.S. NO. 21097 DATE _____

HARRY RONALD DOVE, OWNER DATE _____

INA MARIE DOVE, OWNER DATE _____

AREA TABULATION CHART

a. Total number of lots and/or parcels to be recorded	
• Buildable	2
• Non-Buildable	0
• Open Space	0
• Preservation Parcels	0
b. Total area of lots and/or parcels	6.4741 Ac. ±
• Buildable	0
• 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	6.4741 Ac. ±

APPROVED

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE _____

DIRECTOR DATE _____

APPROVED

FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS
HOWARD COUNTY HEALTH DEPARTMENT

HOWARD COUNTY HEALTH OFFICER DATE _____

OWNER'S CERTIFICATE

WE, HARRY RONALD DOVE AND INA MARIE DOVE, 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 _____ DAY OF _____, 2010.

HARRY RONALD DOVE, OWNER _____ WITNESS _____

INA MARIE DOVE, OWNER _____ 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 HARRY RONALD DOVE AND INA M. R. CHASON TO HARRY RONALD DOVE AND INA MARIE DOVE BY DEED DATED DECEMBER 8, 2005 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 10056 AT FOLIO 567 AND ALL OF THE LANDS CONVEYED BY WILBUR A. DOVE, ET AL TO HARRY RONALD DOVE AND INA MARIE DOVE BY DEED DATED MAY 21, 1979 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 945 AT FOLIO 301; 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.

Thomas L. Frazier, Jr., Prof. L.S. No. 21097

STATE OF MARYLAND PROFESSIONAL SURVEYOR

Purpose Note: The purpose of this plan is to adjust the common lot lines between former Lot 7 and Parcel 3.

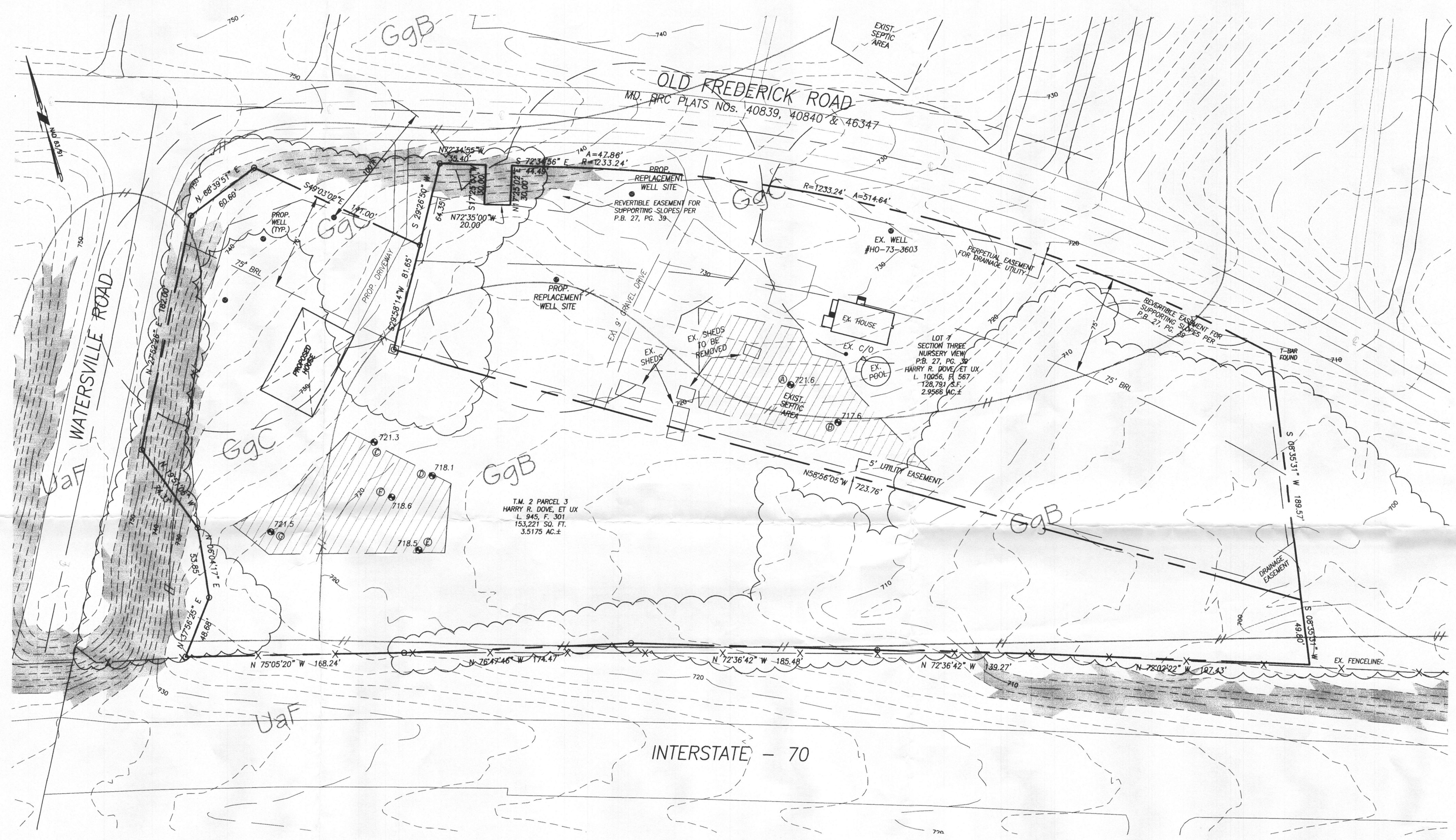
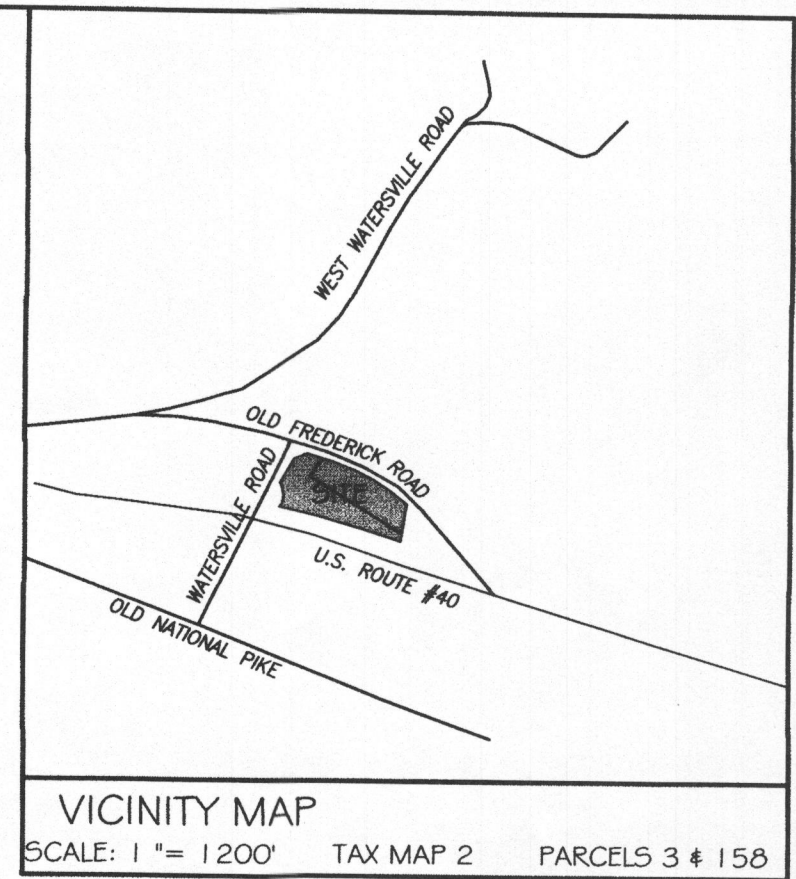
RECORDED AS PLAT NO. _____ ON _____ AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION
LOTS 8 AND 9, SECTION THREE
NURSERY VIEW
(A REVISION OF LOT 7, SECTION TWO, NURSERY VIEW PREVIOUSLY RECORDED IN PLAT BOOK 27 AT PAGE 39 AND TAX PARCEL 3)

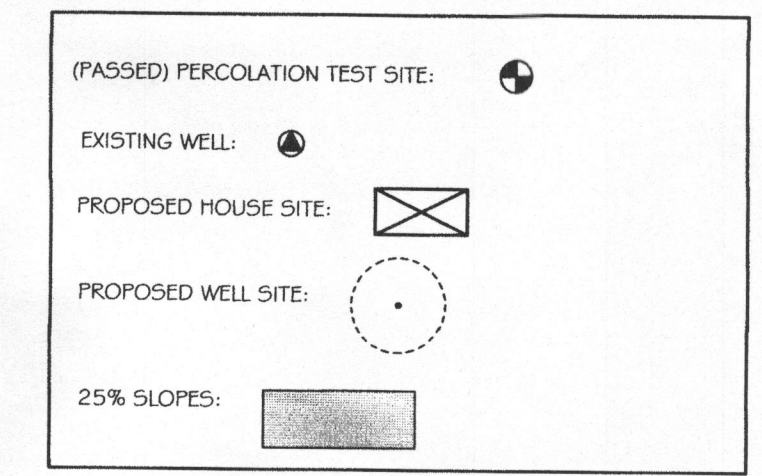
TAX MAP: 2 ELECTION DISTRICT: No. 4 SCALE: 1"=100'
GRID NO: 19 HOWARD COUNTY, MARYLAND DATE: JANUARY 2010
PARCEL NOS: 3, 158 EX. ZONING: RCDEO SHEET 1 OF 1

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
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Fax (301) 831-5603 ©Copyright, Latest Date Shown
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OWNER / APPLICANT
 HARRY & INA DOVE
 17345 OLD FREDERICK ROAD
 MOUNT AIRY, MARYLAND 21771
 (301) 829-0923



- GENERAL NOTES:
- OWNERS: HARRY R. & INA M. DOVE
 DEED REFERENCE: LIBER 10056 FOLIO 567
 DATE: DECEMBER 8, 2005
 GRANTOR: HARRY R. DOVE & INA MARIE CHASON
 - TAX MAP: 2 GRID: 19 PARCELS: 3 & 153
 - NEAREST POTABLE WATER SUPPLY: MT. AIRY, 1.5 MILES.
 - THERE IS NO FLOOD HAZARD AREA (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL# 240044 0002 B, REVISED DECEMBER 4, 1996.
 - TOPOGRAPHY: FROM HOWARD COUNTY GIS DATA, FIELD SPOT-CHECKED BY VANMAR ASSOCIATES. VERTICAL DATUM IS NAVD83. CONTOUR INTERVAL IS 2 FEET.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - SOIL TYPE: GgB, GgC (GENELOG LOAM), UAF (WORKMENTS); HOWARD COUNTY SOILS GRID No. 330
 - ZONING DISTRICT: R2CDO
 - 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. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
 - THE LOT SHOWN HEREON COMPLIES 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.



APPROVED:
 FOR PRIVATE WATER AND PRIVATE
 SEWERAGE SYSTEMS, HOWARD
 COUNTY HEALTH DEPARTMENT
Peter Beilenson 12/16/2010
 HOWARD COUNTY HEALTH OFFICER DATE

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 11/22/10
 THOMAS L. FRAZER, P. PROF. L.S., MD. REG. # 21097 DATE

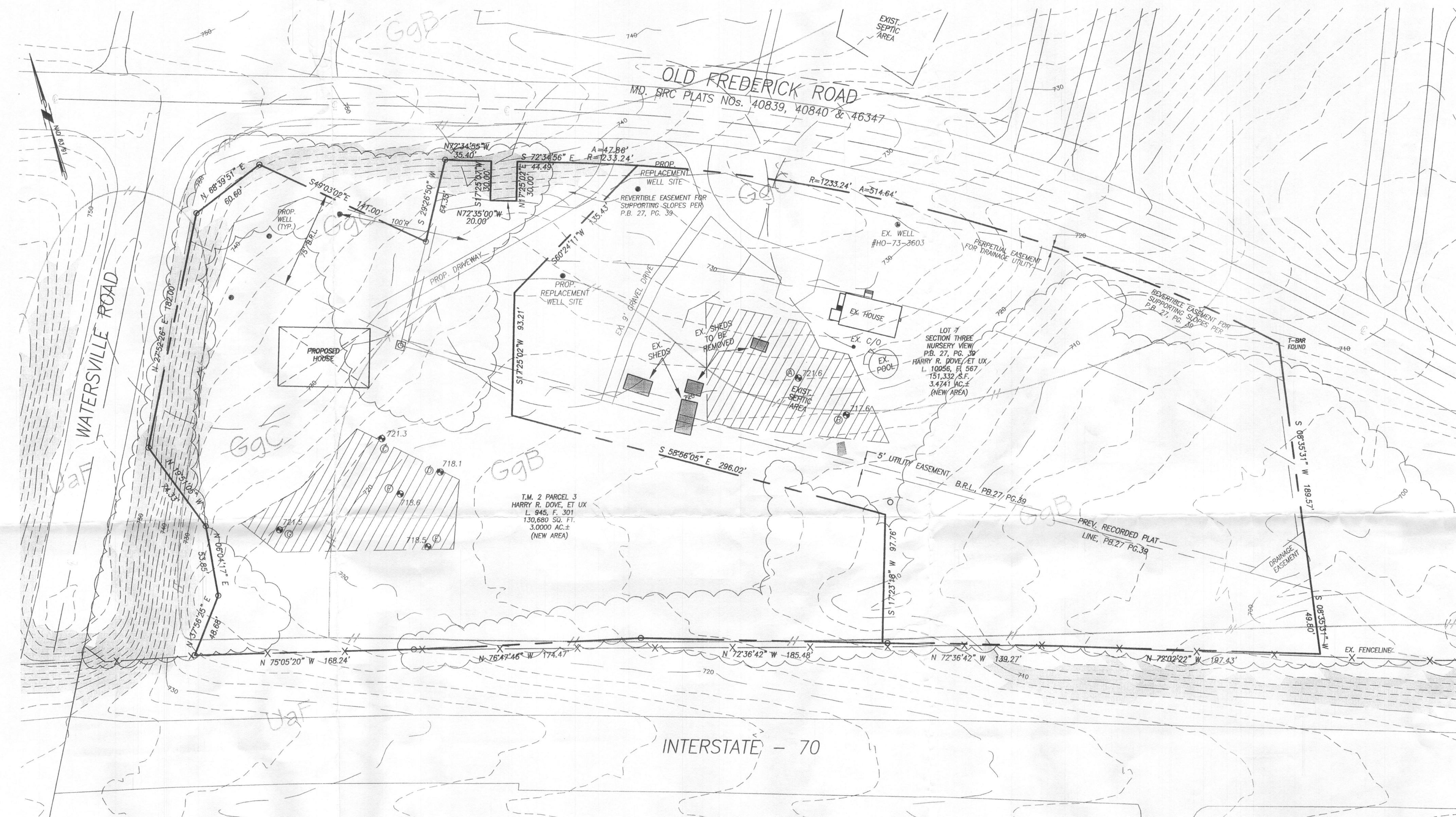
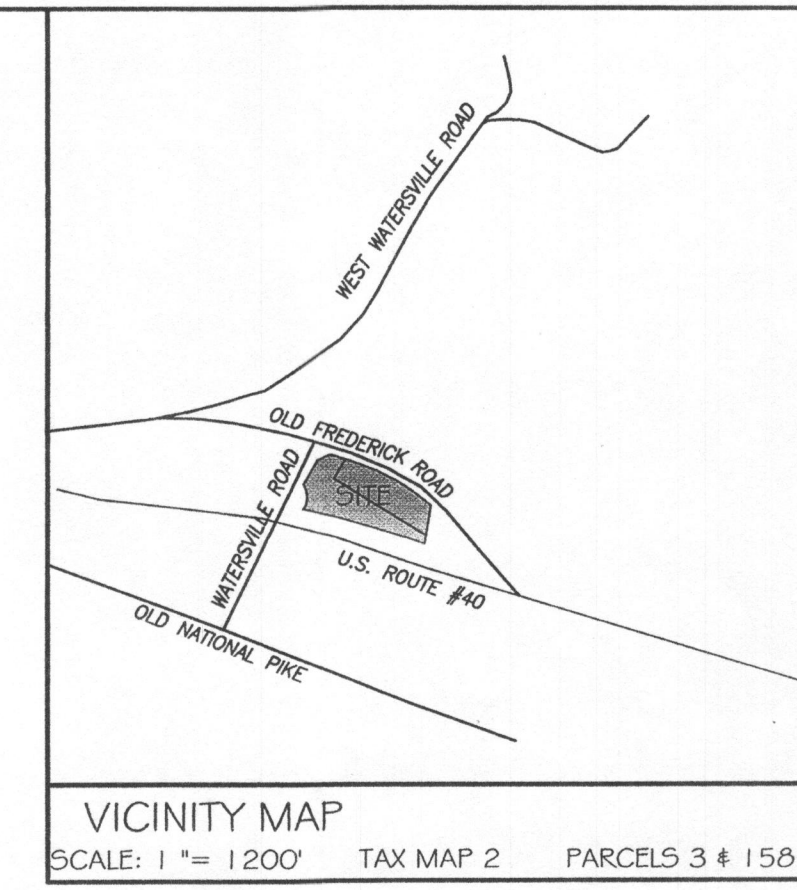
DATE	REVISIONS
9/15/09	PER COMMENTS
9/29/09	PER COMMENTS
11/04/10	ORIGINAL LOT LINES
11/22/10	PER HD COMMENTS



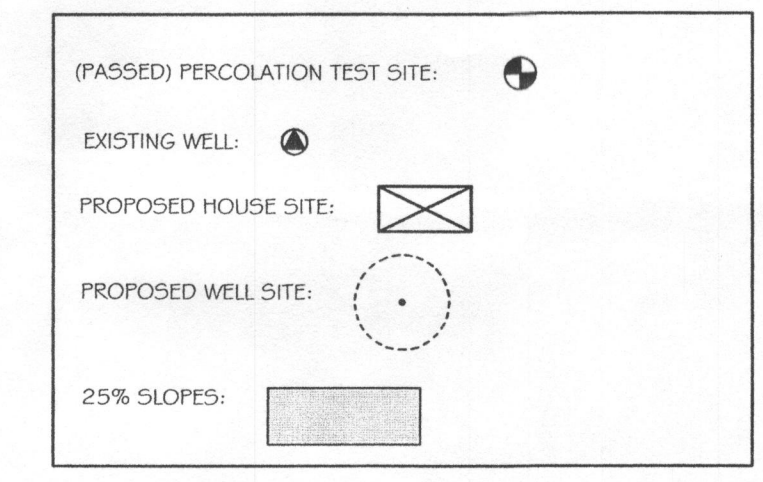
PERCOLATION CERTIFICATION PLAN
 LANDS CONVEYED TO
HARRY RONALD DOVE, ET UX
 LIBER 10056 AT FOLIO 567
 LIBER 945 AT FOLIO 301
 17345 OLD FREDERICK ROAD
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' AUGUST 2009

VANMAR ASSOCIATES, INC.
 Engineers Surveyors Planners
 310 South Main Street Mount Airy, Maryland 21771
 (301) 829-2890 (301) 831-5015 (410) 549-2751
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OWNER / APPLICANT
 HARRY & INA DOVE
 17345 OLD FREDERICK ROAD
 MOUNT AIRY, MARYLAND 21771
 (301) 829-0923



- GENERAL NOTES:
- OWNERS: HARRY R. & INA M. DOVE
 DEED REFERENCE: LIBER 10056 FOLIO 567
 DATE: DECEMBER 9, 2005
 GRANTOR: HARRY R. DOVE & INA MARIE CHASON
 - OWNERS: HARRY R. & INA M. DOVE
 DEED REFERENCE: LIBER 945 FOLIO 301
 DATE: MAY 21, 1979
 GRANTOR: WILBUR A. DOVE, ET AL
 - OWNERS: HARRY W. & WILHELMINA DOVE
 DEED REFERENCE: LIBER 193 FOLIO 43
 DATE: OCTOBER 2, 1946
 GRANTORS: E. ELIZABETH & JAMES G. SOLLERS
 - TAX MAP: 2 GRID: 19 PARCELS: 3 & 15B
 - NEAREST POTABLE WATER SUPPLY: MT. AIRY, 1.5 MILES.
 - THERE IS NO FLOOD HAZARD AREA (100 YEAR FLOOD PLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL# 240044 0002 0, REVISED DECEMBER 4, 1996.
 - TOPOGRAPHY: FROM HOWARD COUNTY GIS DATA, FIELD SPOT-CHECKED BY VANMAR ASSOCIATES. VERTICAL DATUM IS NAVD83. CONTOUR INTERVAL IS 2 FEET.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
 - SOIL TYPE: G9B, G9C (GLENN'S LOAM), UAF (BOKKENTHINS); HOWARD COUNTY SOILS GRID No. 330
 - ZONING DISTRICT: RCDEO
 - ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF THE FINAL PLAN FOR SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAN SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAN.
 - 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. REPRODUCTION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.
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 - THE 5' UTILITY EASEMENT ALONG THE PREVIOUSLY RECORDED LOT LINE TO BE EXTINGUISHED UPON RECORDEMENT OF THE NEW PLAN.



NOTE:
 PRIOR TO FINAL PLAN SIGNATURE, THE EXISTING WELL (HO-73-3603) MUST BE TESTED FOR BACTERIA AND NITRATES DUE TO THE EXISTING SEPTIC AREA WITHIN 200' UP GRADIENT OF THE WELL.

APPROVED:
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
Thomas L. Frazer, Jr.
 THOMAS L. FRAZER, JR., HOWARD COUNTY HEALTH OFFICER
 DATE: 10/7/2009

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.
 THOMAS L. FRAZER, JR., PROF. L.S., MD. REG. # 21097 DATE: 10/20/09

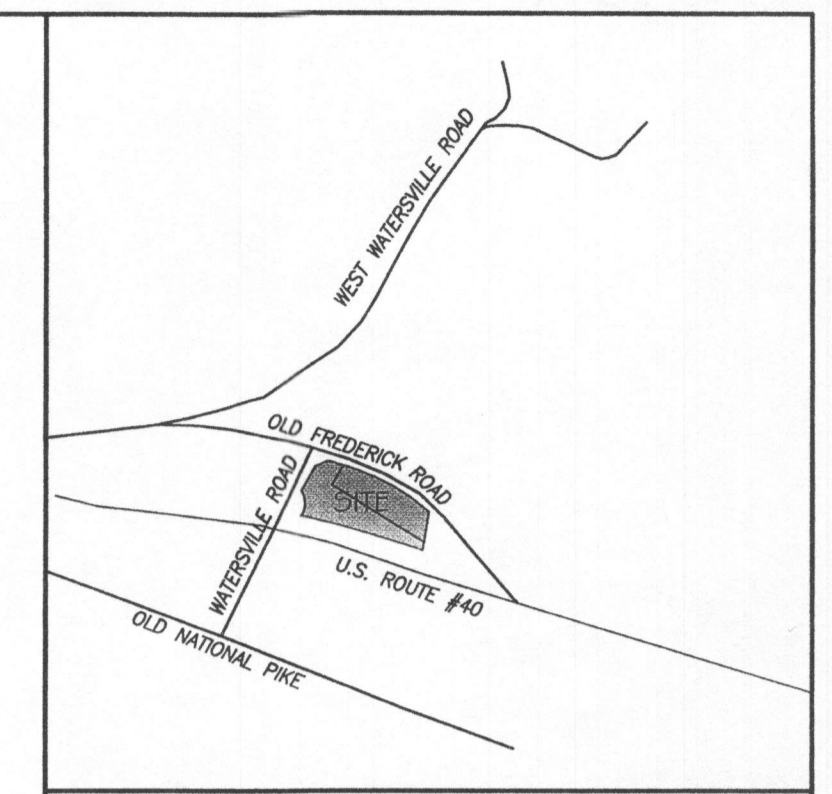
DATE	REVISIONS
9/15/09	PER COMMENTS
9/29/09	PER COMMENTS



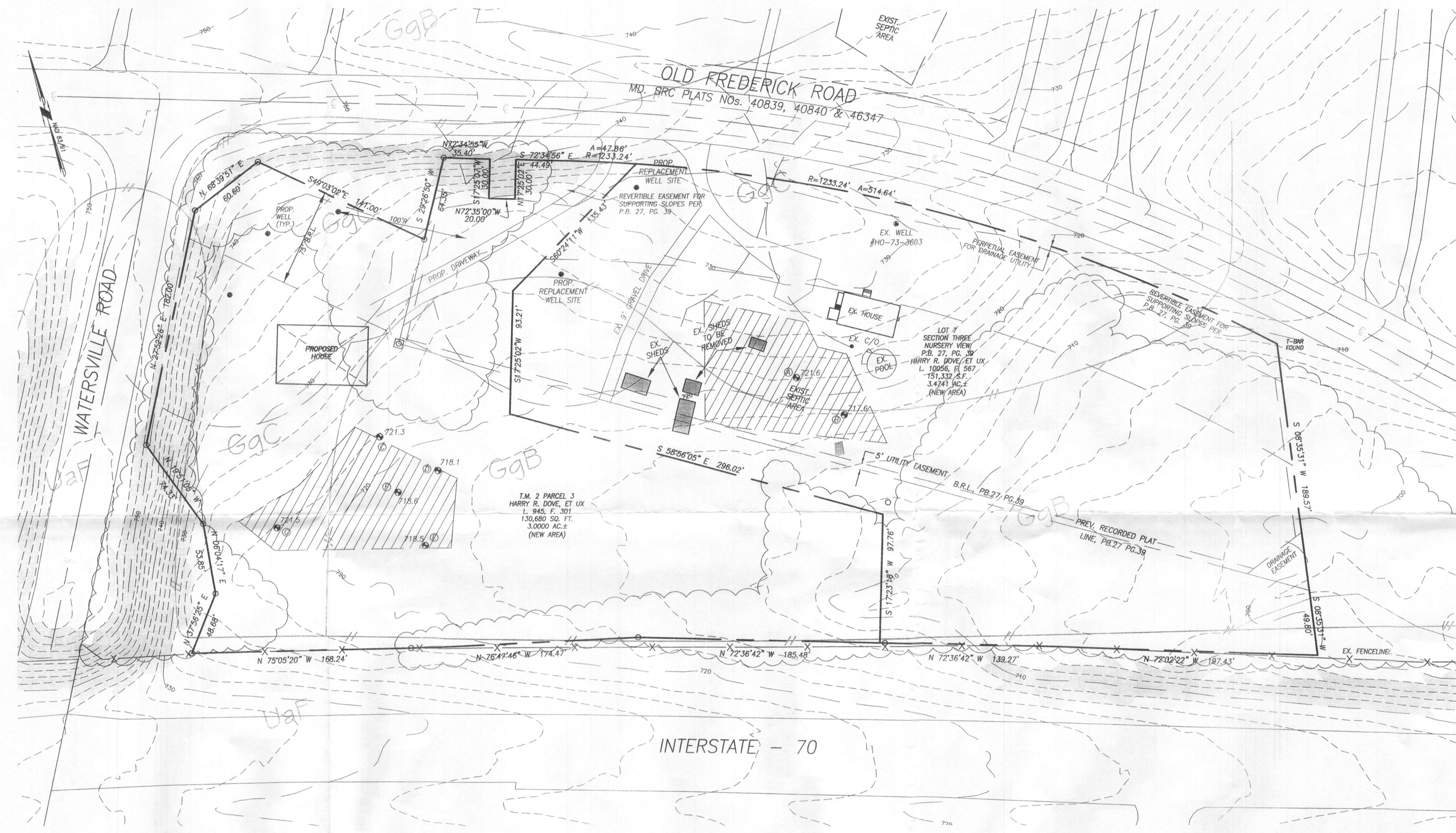
PERCOLATION CERTIFICATION PLAN
 LANDS CONVEYED TO
 HARRY RONALD DOVE, ET UX
 LIBER 10056 AT FOLIO 567
 LIBER 945 AT FOLIO 301
 17345 OLD FREDERICK ROAD
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' AUGUST 2009

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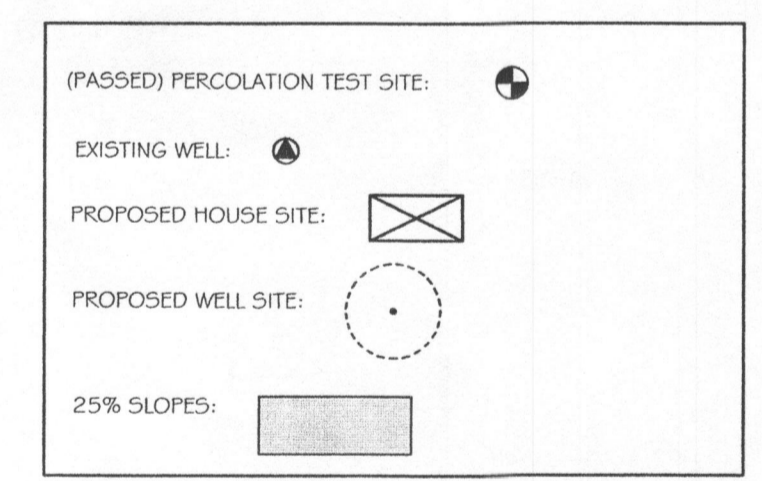
OWNER / APPLICANT
 HARRY & INA DOVE
 17345 OLD FREDERICK ROAD
 MOUNT AIRY, MARYLAND 21771
 (301) 829-0923



VICINITY MAP
 SCALE: 1" = 1,200' TAX MAP 2 PARCELS 3 & 15B



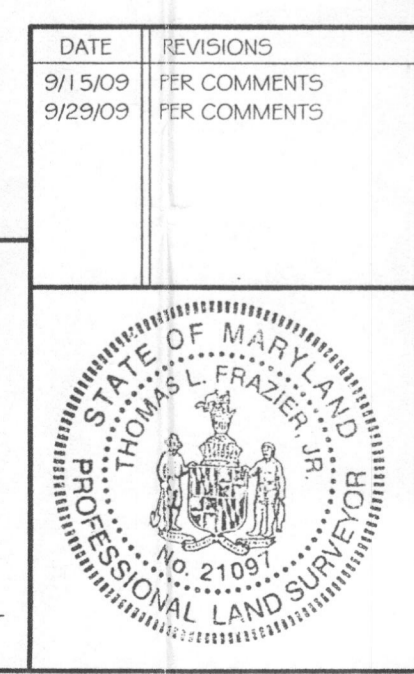
- GENERAL NOTES:
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 DEED REFERENCE: LIBER 10056 FOLIO 567
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 - ZONING DISTRICT: RCDEO
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 - THE 5' UTILITY EASEMENT ALONG THE PREVIOUSLY RECORDED LOT LINE TO BE EXTINGUISHED UPON RECORDED OF THE NEW PLAT.



NOTE:
 PRIOR TO FINAL PLAT SIGNATURE, THE EXISTING WELL (HO-73-3603) MUST BE TESTED FOR BACTERIA AND NITRATES DUE TO THE EXISTING SEPTIC AREA WITHIN 200' UP GRADIENT OF THE WELL.

APPROVED:
 FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT
 Brandon for Peter Brileman 10/7/2009
 HOWARD COUNTY HEALTH OFFICER DATE

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 THOMAS L. FRAZIER, Jr. 10/20/09
 THOMAS L. FRAZIER, Jr. PROF. L.S., MD. REG. # 21097 DATE

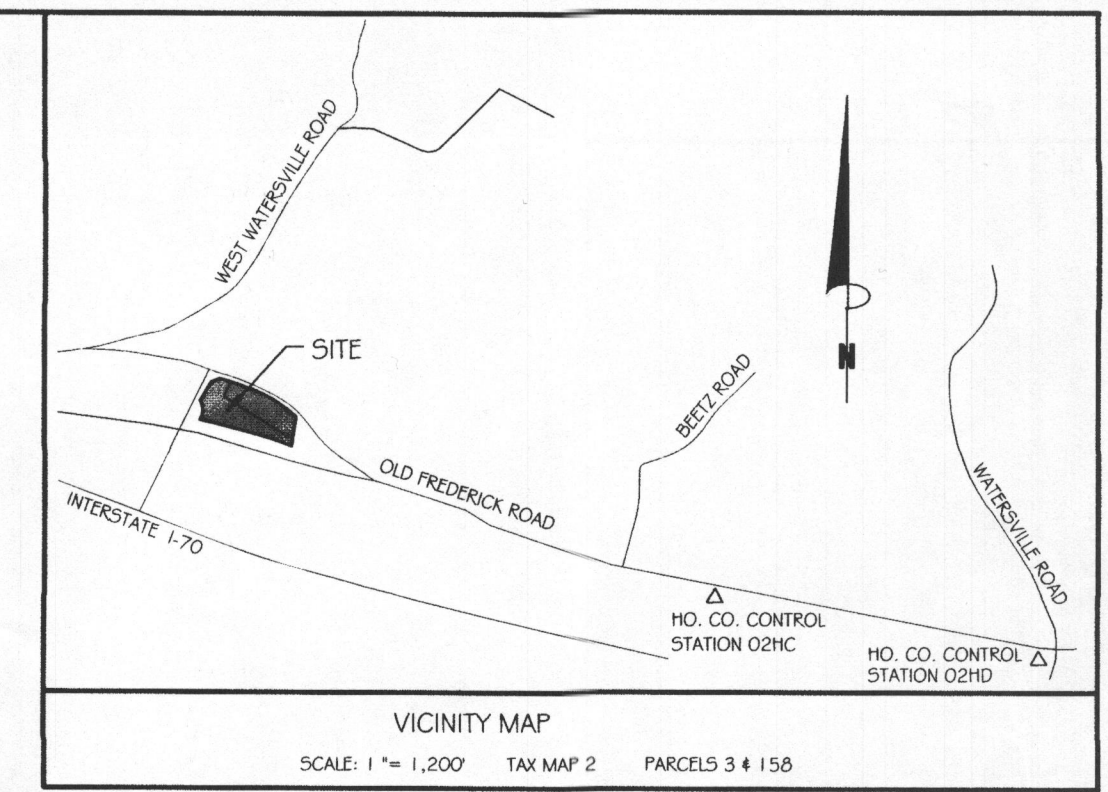


PERCOLATION CERTIFICATION PLAN
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 LIBER 945 AT FOLIO 301
 17345 OLD FREDERICK ROAD
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1" = 50' AUGUST 2009

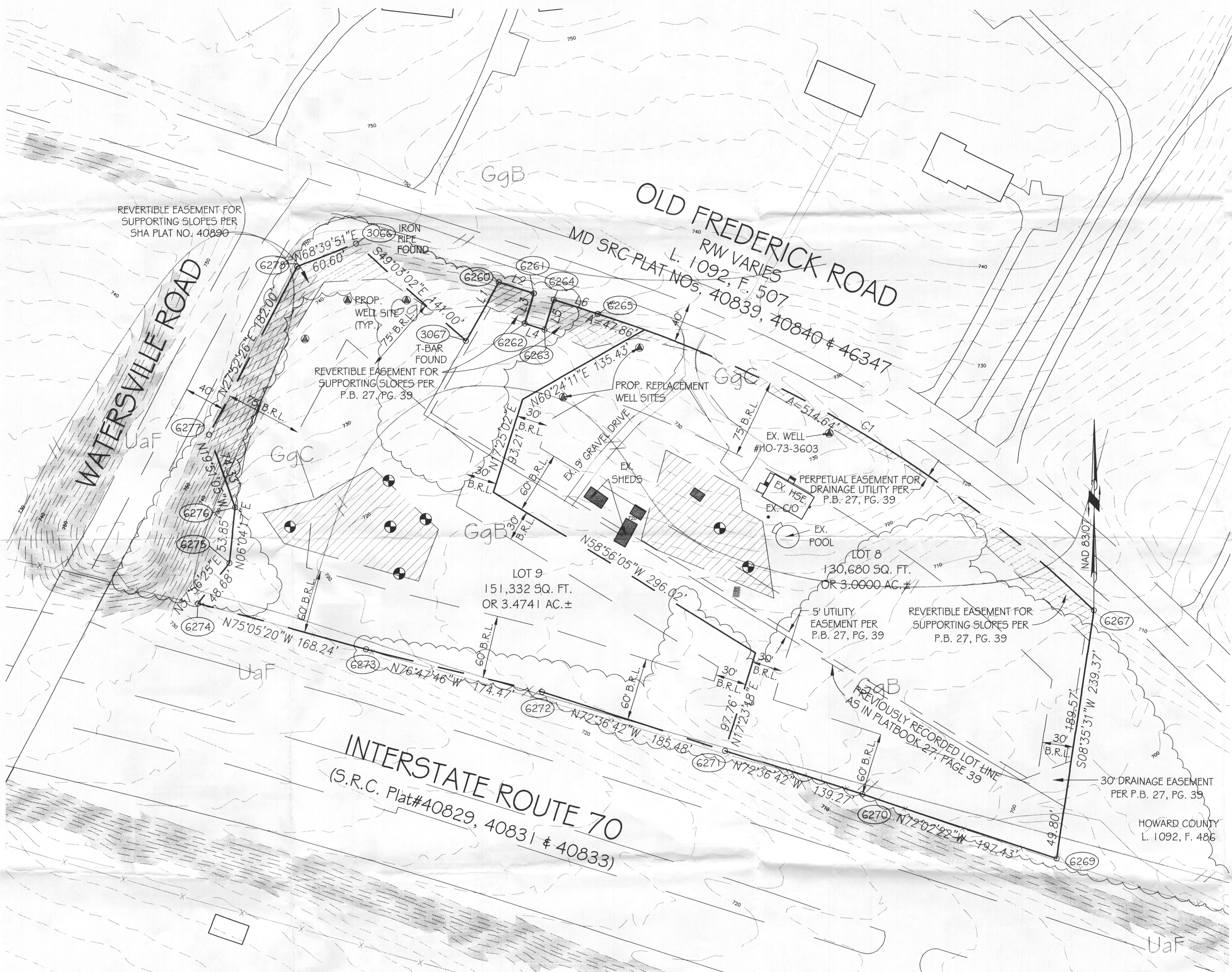
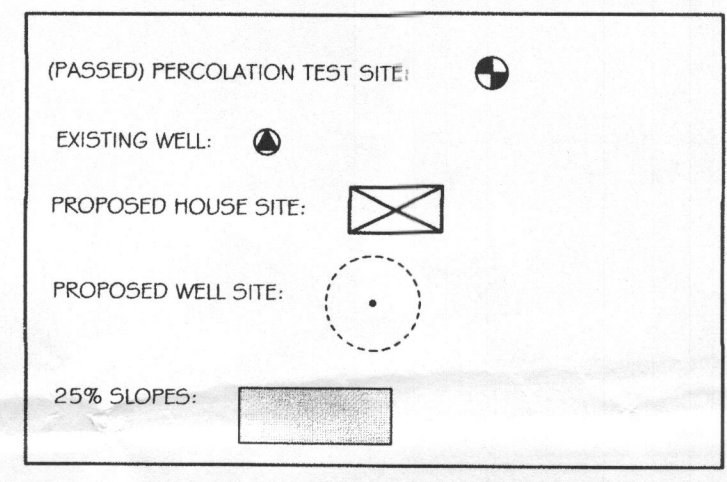
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 310 South Main Street Mount Airy, Maryland 21771
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SE 1/4 11 21 1000

OWNERS
HARRY R. DOVE
NINA M. DOVE
17345 OLD FREDERICK ROAD
MT. AIRY, MARYLAND 21771
Ph. 301-829-0923



- 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. 021C & 021D.
021C N. 612,924.2729 E. 1,282,818.9756
021D N. 612,479.7996 E. 1,285,732.0009
 - 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 "RCDE0" per 02/02/04 Comprehensive Zoning Plan.
 - Driveways shall be provided prior to issuance of a use and occupancy permit for any new dwellings to insure safe access for fire and emergency vehicles per the following minimum requirements:
 - Width - 12' (14' serving more than one residence);
 - Surface - 6" of compacted crusher run base with tar and chip coating (1 1/2" min.);
 - Geometry - Maximum 15% grade, maximum 10% grade change and minimum 45-foot turning radius.
 - Structures (culverts/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 insure all weather use.
 - This plat is based on a field run monumented boundary survey performed on or about May 20, 2009 by Thomas L. Frazer, Jr., Vanmar Associates, Inc.
 - Areas as stated on this plan are to be taken as more or less, unless otherwise noted.
 - There are no known wetlands on this site that will be disturbed.
 - There is no known floodplain on this site.
 - This plan is exempt from Landscape requirements in accordance with Section 16.124(a)(3)(v) of the Subdivision Regulations since it is a plat of revision to adjust lot lines only.
 - 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 revision to adjust lot lines only.
 - There is an existing dwelling/structure located on Lot 8 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 revision to adjust lot lines only.
 - The 5' utility easement along the previously recorded lot line to be extinguished upon recordation of the new plat.
 - Prior to final plat signature, the existing well (10-73-3603) must be tested for bacteria and nitrates due to the existing septic area within 200 feet up gradient of the well.



TOPOGRAPHY / SOILS / SWM EXHIBIT
LOTS 8 AND 9, SECTION THREE
NURSERY VIEW
(A REVISION OF LOT 7, SECTION TWO, NURSERY VIEW
PREVIOUSLY RECORDED IN PLAT BOOK 27 AT PAGE 39
AND TAX PARCEL 3)

TAX MAP: 2 ELECTION DISTRICT: No. 4 SCALE: 1"=50'
GRID NO: 19 HOWARD COUNTY, MARYLAND DATE: JANUARY 2010
PARCEL NOS: 3, 15B EX. ZONING: RCDE0 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-10-000



Health