

**GENERAL NOTES**

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 150A & 21CA.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT OF WAY  
● DENOTES IRON PIPE OR BAR FOUND  
■ DENOTES STONE OR MONUMENT FOUND  
⊗ DENOTES REBAR WITH CAP SET  
BRL DENOTES BUILDING RESTRICTION LINE.
- THIS PLAN IS BASED ON A FIELD RUN MONUMENTED BOUNDARY SURVEY PERFORMED SEPTEMBER 05, 2017 BY ROBERT H. VOGEL ENGINEERING, INC.
- THIS PLAN IS SUBJECT TO THE AMENDED FIFTH EDITION OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS. DEVELOPMENT OR CONSTRUCTION OF THESE LOTS MUST COMPLY WITH SETBACK AND BUFFER REGULATIONS IN EFFECT AT THE TIME OF SUBMISSION OF THE SITE DEVELOPMENT PLAN, ALTERNATIVE COMPLIANCE PETITION, OR BUILDING AND GRADING PERMITS.
- THE SUBJECT PROPERTY IS ZONED "RR-DEO" IN ACCORDANCE WITH THE 10/6/2013 COMPREHENSIVE ZONING PLAN AND IS SUBJECT TO THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS EFFECTIVE 10/2/03 PER COUNCIL BILL 75-2003. AREAS SHOWN HEREON ARE MORE OR LESS.
- THERE ARE NO EXISTING DWELLINGS OR STRUCTURES ON THE SUBJECT TRACT.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO ENSURE SAFE ACCESS FOR FIRE EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:  
A. WIDTH -- 12' (16' SERVING MORE THAN ONE RESIDENCE);  
B. SURFACE -- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.  
C. GEOMETRY -- MAX. 15 % GRADE, MAX. 10 % GRADE CHANGE AND MIN. 45' TURNING RADIUS  
D. STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H2S LOADING)  
E. DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE  
F. STRUCTURE CLEARANCES--MINIMUM 12 FEET.  
G. MAINTENANCE -- SUFFICIENT TO ENSURE ALL WEATHER USE.  
H. NO RARE, THREATENED OR ENDANGERED SPECIES OR THEIR HABITATS WERE OBSERVED ON THE PROPERTY.
- 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 ONTO THE PIPESTEM LOT DRIVEWAY.
- THIS PROPERTY IS NOT LOCATED WITHIN THE METROPOLITAN DISTRICT.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- TO THE BEST OF THE OWNERS KNOWLEDGE, THERE ARE NO BURIAL GROUNDS, CEMETERIES, OR HISTORIC STRUCTURES LOCATED ON THE SUBJECT PROPERTY.
- PREVIOUS DPZ FILES : SP-18-001, WP-18-002, ECP-18-009, PB-438.
- THIS SITE IS NOT LOCATED IN A HISTORIC DISTRICT.
- THERE ARE NO STEEP SLOPES ON SITE.
- AN ENVIRONMENTAL CONCEPT PLAN (ECP-18-009) WAS APPROVED ON APRIL 02, 2018.
- A PRE-SUBMISSION COMMUNITY MEETING WAS HELD ON DECEMBER 5, 2016 AT 6:00 PM AT GLENWOOD LIBRARY.
- AN APP TRAFFIC STUDY WAS PREPARED BY THE TRAFFIC GROUP AND APPROVED NOVEMBER 08, 2018.
- A NOISE STUDY IS NOT REQUIRED FOR THIS PROJECT.
- LOTS 2-7 WILL UTILIZE A USE-IN-COMMON DRIVEWAY. A USE-IN-COMMON MAINTENANCE AGREEMENT FOR THE SHARED DRIVEWAYS SHALL BE RECORDED SIMULTANEOUSLY WITH THE FINAL PLAT.

GENERAL NOTES CONTINUED ON SHEET 2

**MINIMUM LOT SIZE CHART**

LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
2	41,234 SF	541 SF	40,693 SF
3	54,409 SF	1,085 SF	53,344 SF
4	52,719 SF	2,099 SF	50,620 SF
5	43,205 SF	1,468 SF	41,737 SF
6	40,888 SF	841 SF	40,027 SF

**COORDINATE TABLE**

NO.	NORTH	EAST
200	593428.2674	1314950.0044
201	593420.4645	1314947.5164
202	592802.4780	1314803.1441
203	592901.8848	1314095.6288
204	592968.5035	1313741.3278
205	593111.5223	1313167.3052
206	593063.6758	1313497.8280
207	593238.8009	1313722.6776
1001	593532.3064	1313922.6797
1002	593451.6882	1313906.3441
1003	593430.6101	1314926.8719
1004	593303.1682	1314897.1399
1005	592856.9752	1314799.7126
1006	592835.8089	1314769.6399
1007	592868.8208	1314517.2339
1008	592914.7856	1314207.9481
1009	592919.3100	1314168.5774
1010	592937.1834	1314036.0034
1011	592967.7171	1313834.9398
1012	593009.6120	1313691.8260

**OWNER/DEVELOPER**  
**SECURITY DEVELOPMENT, LLC**  
8480 BALTIMORE NATIONAL PIKE, SUITE 415  
ELLICOTT CITY, MARYLAND 21043  
410-465-4244

**AREA TABULATION CHART**

BUILDABLE LOTS TO BE RECORDED	7
OPEN SPACE LOTS TO BE RECORDED	0
NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	2
TOTAL LOTS/PARCELS TO BE RECORDED	9
AREA OF BUILDABLE LOTS TO BE RECORDED	7,305.2 AC
AREA OF OPEN SPACE LOTS TO BE RECORDED	0.0000 AC
AREA OF NON-BUILDABLE PRESERVATION PARCELS TO BE RECORDED	7,906.0 AC
AREA OF LOTS/PARCELS TO BE RECORDED	15,211.2 AC
AREA OF ROADWAY TO BE RECORDED	1,213.3 AC
TOTAL AREA TO BE RECORDED	16,424.5 AC

**LEGEND**

- PUBLIC FOREST CONSERVATION EASEMENT AFFORESTATION
- PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- WETLANDS
- SEWAGE DISPOSAL AREA
- FLOODPLAIN CROSS SECTION & ELEVATION
- 24' PRIVATE USE-IN-COMMON EASEMENT
- VARIABLE WIDTH PRIVATE STORM WATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- 10' PRIVATE STORM WATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- VARIABLE WIDTH PRIVATE SIGN EASEMENT TO BE MAINTAINED BY HOA

**MODERATE INCOME HOUSING UNITS (MIHU) ALLOCATION EXEMPTIONS TRACKING**

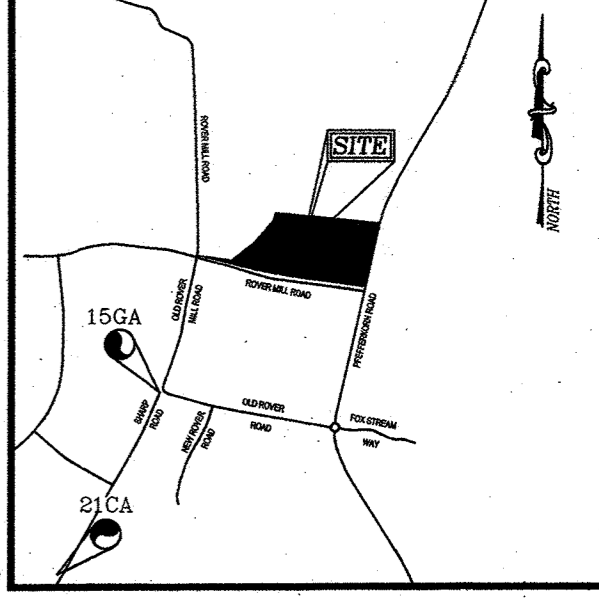
TOTAL NUMBER OF LOTS/UNITS PROPOSED	7
NUMBER OF MIHU REQUIRED	1
NUMBER OF MIHU PROVIDED ONSITE (except from APFO allocations)	-
NUMBER OF APFO ALLOCATIONS REQUIRED (remaining lots/units)	7
MIHU FEE-IN-LIEU (indicate lot/unit numbers)	LOTS 1-7

**DENSITY EXCHANGE TABULATION**  
SECTION 105.G OF THE ZONING REGULATIONS AND SECTION 106.0 OF THE ZONING REGULATIONS

RECEIVING PARCEL INFORMATION	ROVER MILL ESTATES TM: 15, GRID: 14, PAR: 169
GROSS ACREAGE OF PARCEL	16.42 ACRES
NET ACREAGE OF PARCEL	15.56 ACRES
MAXIMUM NUMBER OF UNITS ALLOWED BY RIGHT	16.42 ACRES/4.25 (ACRES PER UNIT) = 3 UNITS
MAXIMUM NUMBER OF DENSITY UNITS ALLOWED	15.56 NET ACRES
PROPOSED PROJECT UNITS	2 DWELLING UNITS/NET ACRE = 7 UNITS
NUMBER OF DEO UNITS REQUIRED	4 UNITS REQUIRED
SENDING PARCEL #1 INFORMATION	3 DEO UNITS FROM ZITZMAN PROPERTY TM: 10, GRID: 08, PAR: 113 F-19-056(S1)
SENDING PARCEL #2 INFORMATION	1 DEO UNIT FROM ALLEN CURTIS LAWSON PROPERTY TM: 20, GRID: 03, PAR: 39 SDP-19-031 (FC and S1)

**WETLANDS LINE TABLE**

LINE	COURSE	LINE	COURSE	LINE	COURSE
W1	N00°40'31"E 41.60'	W21	S18°26'45"W 36.98'	W41	N65°59'21"W 26.79'
W2	N00°25'31"E 45.70'	W22	N62°58'36"W 29.01'	W42	S64°53'22"W 16.93'
W3	N11°49'25"E 33.86'	W23	N69°12'19"W 31.38'	W43	N44°38'07"W 69.70'
W4	N19°07'29"E 23.80'	W24	N77°00'53"W 15.55'	W44	N08°35'23"W 33.80'
W5	N05°09'34"E 24.21'	W25	S85°06'24"W 24.81'	W45	N24°40'13"W 67.79'
W6	N27°48'04"W 20.52'	W26	N60°29'49"W 27.56'	W46	N41°16'17"W 64.08'
W7	N30°18'42"W 30.92'	W27	N28°37'31"W 40.57'	W47	N13°30'52"W 14.26'
W8	N43°30'53"W 27.00'	W28	N36°02'49"E 16.59'	W48	N51°19'02"E 25.35'
W9	N64°59'55"W 19.72'	W29	N11°25'41"E 28.25'	W49	N10°18'57"E 33.12'
W10	N30°37'08"W 38.16'	W30	N05°42'59"E 19.68'	W50	N08°12'11"W 17.75'
W11	N62°38'04"W 32.72'	W31	N03°19'46"E 24.09'	W51	N02°33'35"E 17.76'
W12	N49°40'55"W 38.49'	W32	N62°54'49"E 16.81'	W52	N06°24'03"E 25.37'
W13	N04°48'51"W 46.20'	W33	S57°10'06"E 33.18'	W53	N26°23'24"E 22.26'
W14	N09°15'08"E 47.93'	W34	S44°30'02"E 58.41'	W54	N28°20'57"E 33.27'
W15	N60°17'57"W 94.20'	W35	S34°51'15"E 14.68'	W55	N28°11'51"E 26.63'
W16	S41°26'44"W 72.09'	W36	S51°10'33"E 25.57'	W56	N23°05'40"E 26.82'
W17	S05°59'30"E 32.21'	W37	N16°05'04"E 18.28'	W57	N52°05'23"E 22.27'
W18	S19°01'05"W 35.16'	W38	N07°40'10"E 28.86'	W58	N08°59'07"E 53.93'
W19	S03°06'41"E 34.03'	W39	N21°20'21"E 18.37'		
W20	S01°56'57"W 74.79'	W40	N07°53'00"W 37.14'		



**VICINITY MAP**  
SCALE: 1"=2000'  
ADC MAP 17  
GRIDS D/4 & E/4

**PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT LINE TABLE**

LINE	COURSE
F1	N06°54'43"W 32.92'
F2	N10°00'07"E 89.55'
F3	N00°49'22"E 111.04'
F4	N04°08'10"W 84.05'
F5	N04°10'40"W 32.26'
F6	N37°03'04"E 119.93'
F7	N24°25'16"E 2.34'
F8	N13°53'50"E 37.15'
F9	N08°11'38"E 95.00'
F10	N06°35'12"W 108.45'
F11	N03°39'33"W 112.75'
F12	N77°49'52"E 41.48'
F13	N30°48'20"E 69.38'
F14	N73°09'49"E 57.55'
F15	N27°31'59"E 86.48'
F16	N72°36'19"E 88.09'
F17	S23°27'13"W 169.38'
F18	S16°22'11"W 44.25'
F19	S13°54'21"E 64.53'
F20	S23°34'17"E 57.45'
F21	S38°00'38"E 55.94'
F22	S34°19'28"E 51.83'
F23	S03°18'07"W 152.19'
F24	S71°11'36"E 59.01'
F25	N61°17'58"W 73.10'
F26	N02°57'07"E 97.30'
F27	N04°25'06"E 61.66'
F28	N37°40'16"W 54.62'
F29	N26°42'25"W 35.73'
F30	N34°55'09"W 73.23'
F31	N08°12'41"W 61.96'
F32	N21°03'42"E 150.77'
F33	N26°44'21"E 71.68'
F34	N41°30'49"E 15.49'
F35	N24°25'16"E 6.83'
F36	N67°08'34"E 60.49'
F37	N14°02'40"W 13.50'

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

HOWARD COUNTY HEALTH OFFICER: *Maura Roseman* 7/14/2020

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION: *Chad Edmund* 7.16.20

DIRECTOR: *[Signature]* 7/17/2020

**OWNER'S CERTIFICATE**

WE, SECURITY DEVELOPMENT, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS AND STREET RIGHTS-OF-WAYS AND THE SPECIFIC EASEMENTS SHOWN;
- THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE OF THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 2ND DAY OF April 2020.

AUTHORIZED PERSON: *STEVAN K. BREEDEN*

WITNESS: *[Signature]*

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE LAND CONVEYED FROM PFEFFERKORN ROVER MILL, LLC TO SECURITY DEVELOPMENT, LLC BY DEED DATED DECEMBER 16, 2019 AND RECORDED IN LIBER 19082 FOLIO 490 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.

EDWARD JOHN GLAWE DATE: *October 29, 2019*  
PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391

**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
3300 HIGHWAY 151, ELICOTT CITY, MD 21043  
P: 410.461.7666 F: 410.461.8961 www.timmons.com

RECORDED AS PLAT No. 25453 ON 8/10/20  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF SUBDIVISION  
**ROVER MILL ESTATES**  
LOTS 1-7 AND NON BUILDABLE PRESERVATION PARCELS 'A' & 'B'  
PFEFFERKORN ROAD AND ROVER MILL ROAD  
WEST FRIENDSHIP, MD 21794

ZONED RR-DEO  
TAX MAP 15, GRID 14, PARCEL 169  
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND

SCALE: 1" = 100' GRAPHIC SCALE: 0 100' 200' 300'

OCTOBER, 2019

SHEET 1 OF 2

GENERAL NOTES CONTINUED

22. THE FOREST STAND DELINEATION (FSD) AND WETLAND DELINEATION FOR THIS PROJECT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH, 2018.
23. IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, OPEN SPACE IS NOT REQUIRED FOR PROJECTS ZONED RR-DEO AND UTILIZING THE CLUSTER SUBDIVISION OPTION.
24. STORMWATER MANAGEMENT FOR THE PROJECT IS PROVIDED BY THE USE OF MICRO-BIORETENTION FACILITIES (M-6), ROOFTOP DISCONNECTS (N-1), NON-ROOFTOP DISCONNECTS (N-2) AND DRY WELLS (M-5). THE FACILITIES WILL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THE PRIVATE LOT OWNER. REFERENCE THE 2010 MDE STORMWATER DESIGN MANUAL (CHAPTER 5).
25. THE FLOODPLAIN STUDY WAS PUBLISHED BY ROBERT H. VOGEL ENGINEERING, INC., DATED FEBRUARY 28, 2018 AND APPROVED NOVEMBER 08, 2018. THERE IS APPROXIMATELY 0.86 ACRES OF 100-YR FLOODPLAIN LOCATED WITHIN THE LIMITS OF THIS SITE.
26. THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS, UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
27. A TOTAL OF 9 LOTS/PARCELS ARE PROPOSED UNDER THIS PLAN.
28. IN ACCORDANCE WITH SECTION 105.0.F OF THE ZONING REGULATIONS, ALL LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION ARE SUBJECT TO THE MIHU FEE-IN-LIEU REQUIREMENT THAT IS TO BE CALCULATED AND PAID TO THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS AT THE TIME OF BUILDING PERMIT ISSUANCE BY THE PERMIT APPLICANT. AN MIHU AGREEMENT WILL BE RECORDED IN LAND RECORDS SIMULTANEOUSLY WITH THIS PLAN.
29. THIS PLAN COMPLIES WITH SECTION 16.1202 OF THE HOWARD COUNTY CODE AND THE FOREST CONSERVATION MANUAL. 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 FOREST CONSERVATION OBLIGATION TO BE FULFILLED BY THE PLACEMENT OF 1.8 ACRES INTO AN AFFORESTATION EASEMENT.  
- PROVIDE THE SUBDIVISIONS AFFORESTATION SURETY BASED ON A TOTAL OF 1.8 ACRES (OR 78,408 SF). THE AFFORESTATION SURETY IS BASED ON \$0.50 PER SF. THEREFORE, THE SUBDIVISIONS FOREST CONSERVATION SURETY AMOUNT IS \$39,204.00.  
- FINANCIAL SURETY FOR THE REQUIRED AFFORESTATION SHALL BE POSTED WITH THE FINAL PLAN DEVELOPER'S AGREEMENT.
30. NON-BUILDABLE PRESERVATION PARCELS 'A' & 'B' SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION WITH HOWARD COUNTY AS THE EASEMENT HOLDER.  
THE PURPOSE OF PRESERVATION PARCEL 'A' IS TO PROVIDE ROOM FOR ADDITIONAL LANDSCAPING ALONG SCENIC PFEFFERKORN ROAD. THE PURPOSE OF PRESERVATION PARCEL 'B' IS TO ISOLATE AND PROTECT EXISTING ENVIRONMENTAL FEATURES LOCATED ON THE SUBJECT PROPERTY. NON-BUILDABLE PRESERVATION PARCELS A & B ARE ENCUMBERED BY AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND THE HOMEOWNER'S ASSOCIATION OF ROVER MILL ESTATES. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCELS, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
31. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
32. THE SUBJECT PROPERTY IS A MAJOR SUBDIVISION LOCATED IN THE COUNTY'S GROWTH TIER AREA III IN ACCORDANCE WITH PLAN HOWARD 2030 AND IS SUBJECT TO STATE LAW SB-236, "THE SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012" REQUIRING APPROVAL BY THE HOWARD COUNTY PLANNING BOARD. IN ACCORDANCE WITH SB-236, THIS SUBDIVISION WAS APPROVED BY THE HOWARD COUNTY PLANNING BOARD AS A PUBLIC HEARING ON OCTOBER 4, 2018 AND THE DECISION AND ORDER WAS SIGNED BY THE PLANNING BOARD ON NOVEMBER 8, 2018.
33. THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE FILED WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON **NOVEMBER 4, 2019**, FILING NO. **020067708**.
34. A TOTAL OF 1.21 ACRES OF LAND SHALL BE DEDICATED TO HOWARD COUNTY, MD FOR THE PURPOSE OF PUBLIC ROAD RIGHT-OF-WAY DEDICATION.
35. PFEFFERKORN ROAD IS CLASSIFIED AS A SCENIC ROAD. NO IMPROVEMENTS TO PFEFFERKORN ROAD ARE PROPOSED. ROVER MILL ROAD IS CLASSIFIED AS A LOCAL PUBLIC ROAD. THE IMPROVEMENTS TO ROVER MILL ROAD SHALL CONFORM TO GUIDELINES WITHIN THE DESIGN MANUAL.
36. WETLANDS SHOWN ON-SITE ARE BASED ON A FIELD INVESTIGATION PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC. DATED AUGUST 10, 2017. THERE ARE NO PROPOSED DISTURBANCES TO THE WETLANDS OR ASSOCIATED BUFFERS.
37. NO GRADING, REMOVAL OF VEGETATIVE COVER OR TREES, PAVING AND NEW STRUCTURES SHALL BE PERMITTED WITHIN THE LIMITS OF WETLANDS, STREAMS OR THEIR REQUIRED BUFFERS, FLOODPLAIN OR FOREST CONSERVATION AREAS.
38. DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN FOR THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, OTHER PUBLIC UTILITIES AND FOREST CONSERVATION (DESIGNATED AS "FOREST CONSERVATION AREA"), LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S)/PARCELS. DEVELOPER SHALL EXECUTE AND DELIVER DEED FOR THE EASEMENTS HEREIN RESERVED TO HOWARD COUNTY. UPON COMPLETION OF THE PUBLIC UTILITIES AND THEIR ACCEPTANCE BY HOWARD COUNTY AND IN THE CASE OF FOREST CONSERVATION EASEMENT(S), UPON COMPLETION OF THE DEVELOPER'S OBLIGATIONS UNDER THE FOREST CONSERVATION INSTALLATION AND MAINTENANCE AGREEMENT EXECUTED BY THE DEVELOPER AND THE COUNTY, AND THE RELEASE OF DEVELOPER'S SURETY POSTED WITH SAID AGREEMENT, THE COUNTY SHALL ACCEPT THE EASEMENTS AND RECORD THE DEED(S) OF EASEMENT IN THE LAND RECORDS OF HOWARD COUNTY.
39. PERIMETER LANDSCAPING AND TRASH PAD SCREENING FOR THIS DEVELOPMENT SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. A FINANCIAL SURETY IN THE AMOUNT OF \$23,100.00 FOR THE REQUIRED 62 SHADE TREES AND 30 EVERGREENS SHALL BE POSTED AS PART OF THE DPW DEVELOPER'S AGREEMENT. A SURETY IN THE AMOUNT OF \$4,650.00 FOR THE 15 PUBLIC STREET TREES AND THE 5 SHRUBS FOR THE TRASH PAD WILL BE SATISFIED UNDER THE DEED COST ESTIMATE.
40. REFERENCE WP-18-092, DATED OCTOBER 15, 2018, APPROVING ALTERNATIVE COMPLIANCE OF SECTION 16.1205(j)(7) FOR THE REMOVAL OF FOUR NORWAY MAPLE TREES. ADDITIONAL TREE REMOVAL IS NOT PERMITTED UNDER THIS ALTERNATIVE COMPLIANCE REQUEST UNLESS IT CAN BE SUFFICIENTLY DEMONSTRATED BY THE APPLICANT TO BE JUSTIFIED. THE DEVELOPER SHALL PLANT EIGHT 2-1/2" MINIMUM CALIPER NATIVE SHADE TREES IN ADDITION TO THE REQUIRED PERIMETER LANDSCAPING TO MITIGATE THE REMOVAL OF FOUR SPECIMEN TREES. INCLUDE THE ADDITIONAL TREES ON SP-18-001 AND ALL SUBSEQUENT SUBDIVISION AND DEVELOPMENT PLANS. THESE TREES WILL BE BONDED ALONG WITH THE REQUIRED PERIMETER LANDSCAPING AS PART OF THE FINAL SUBDIVISION PLAN.
41. IN ACCORDANCE WITH SECTIONS 105.0.G AND 106.0 OF THE ZONING REGULATIONS, THIS PROJECT IS BEING DEVELOPED UTILIZING THE CLUSTER SUBDIVISION REQUIREMENTS AND DENSITY EXCHANGE OPTION. THIS SUBDIVISION REQUIRES 4 DEO UNITS FROM AN ELIGIBLE SENDING PARCEL. 3 UNITS WILL COME FROM THE ZITZMAN PROPERTY (F-19-056(S1)) AND 1 UNIT WILL COME FROM THE LAWSON PROPERTY (SP-19-051 (F-056(S2))).

PUBLIC FOREST CONSERVATION EASEMENT	
LINE TABLE	
LINE	COURSE
C1	S84°13'02"E 89.45'
C2	S05°46'58"W 15.00'
C3	S84°13'02"E 45.38'
C4	S05°46'58"W 130.64'
C5	S12°19'02"W 283.85'
C6	N75°30'27"W 121.93'
C7	N01°05'15"E 104.88'
C8	N08°35'23"W 34.69'
C9	N24°40'13"W 67.80'
C10	N41°16'17"W 50.22'
C11	N10°18'57"E 129.51'
C12	N26°11'50"E 130.23'
C13	N08°59'07"E 53.93'

VARIABLE WIDTH PRIVATE STORMWATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT	
LINE TABLE	
LINE	COURSE
S1	N86°19'08"W 233.72'
S2	N27°30'24"W 164.37'
S3	N86°19'08"W 140.80'
S4	N51°01'02"W 26.80'
S5	S73°58'07"E 25.64'
S6	N36°03'48"W 38.75'
S7	S51°01'02"E 34.26'
S8	S86°19'08"E 131.18'
S9	N12°19'02"E 26.70'
S10	S77°40'58"E 20.00'
S11	S12°19'02"W 31.28'
S12	S27°30'24"E 155.57'
S13	S86°19'08"E 169.13'
S14	S03°04'52"W 10.00'
S15	S86°19'08"E 54.84'
S16	S12°19'02"W 10.00'

**OWNER/DEVELOPER**  
**SECURITY DEVELOPMENT, LLC**  
 8480 BALTIMORE NATIONAL PIKE, SUITE 415  
 ELLICOTT CITY, MARYLAND 21043  
 410-465-4244

THE REQUIREMENTS OF § 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.  
*Edward John Glawe* 08/29/2019  
 EDWARD JOHN GLAWE DATE  
 LAND SURVEYOR, MD REG. NO. 21391  
*Stevan K. Breeden* 4/2/20  
 SECURITY DEVELOPMENT, LLC DATE  
 AUTHORIZED PERSON STEVAN K. BREEDEN

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWER SYSTEMS HOWARD COUNTY HEALTH DEPARTMENT.  
*Maura Rossman* 7/14/2020  
 HOWARD COUNTY HEALTH OFFICER DATE  
 APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*Chad Church* 7.16.20  
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE  
*[Signature]* 7/17/2020  
 DIRECTOR DATE

**OWNER'S CERTIFICATE**  
 WE, SECURITY DEVELOPMENT, LLC, OWNERS OF THE PROPERTY SHOWN HEREON, ADOPT THIS PLAT OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS 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-WAYS AND THE SPECIFIC EASEMENTS SHOWN;  
 2) THE RIGHT TO REQUIRE DEDICATION FOR THE PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACES, WHERE APPLICABLE AND FOR THE GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE IN THE BEDS OF THE STREETS AND/OR ROADS, FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE;  
 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THE CONSTRUCTION, REPAIR AND MAINTENANCE; AND  
 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.  
 WITNESS OUR HANDS THIS 2ND DAY OF April 2020.  
*[Signature]* AUTHORIZED PERSON  
 STEVAN K. BREEDEN  
 WITNESS  
*[Signature]*

**SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE LAND CONVEYED FROM PFEFFERKORN ROVER MILL, LLC TO SECURITY DEVELOPMENT, LLC BY DEED DATED DECEMBER 16, 2019 AND RECORDED IN LIBER 19062 FOLIO 490 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
 I HEREBY FURTHER CERTIFY THAT ALL MONUMENTS ARE IN 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, AND THAT THE BOUNDARY IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.  
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE 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, LICENSE NO. 21391, EXPIRATION/RENEWAL DATE JUNE 04, 2021.  
*Edward John Glawe* 08/29/2019  
 EDWARD JOHN GLAWE DATE  
 PROFESSIONAL LAND SURVEYOR, MD REG. NO. 21391  
**VOGEL ENGINEERING**  
**TIMMONS GROUP**  
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043  
 P: 410-461-7666 F: 410-461-8961 www.timmons.com

RECORDED AS PLAT No. 25454 ON 8/10/20  
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.  
 PLAT OF SUBDIVISION  
**ROVER MILL ESTATES**  
 LOTS 1-7 AND NON BUILDABLE PRESERVATION PARCELS 'A' & 'B'  
 PFEFFERKORN ROAD AND ROVER MILL ROAD  
 WEST FRIENDSHIP, MD 21794  
 ZONED RR-DEO  
 TAX MAP 15, GRID 14, PARCEL 169  
 3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
 OCTOBER, 2019  
 SHEET 2 OF 2

15-36 SURVEY\dwg\IRPLAT R5.dwg