

COORDINATE TABLE		
POINT	NORTHING	EASTING
206	593,063.6758	1,313,497.8280
207	593,239.8209	1,313,722.6776
1001	593,532.3064	1,313,922.6797
1002	593,451.6682	1,313,906.3441
1003	593,430.6101	1,314,926.8719
1004	593,303.1682	1,314,897.1399
1005	592,856.9752	1,314,799.7126
1006	592,835.8089	1,314,769.6399
1007	592,868.8208	1,314,517.2339
1008	592,914.7856	1,314,207.9481
1009	592,919.3100	1,314,168.5774
1010	592,937.1834	1,314,036.0034
1011	592,967.7171	1,313,834.9398
1012	593,009.6120	1,313,691.8260

PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-7 LINE TABLE		
LINE	BEARING	LENGTH
U1	N 07°47'19" E	329.59'
U2	N 12°19'02" E	88.78'
U6	S 12°19'02" W	87.83'
U7	S 07°47'19" W	328.71'
UC3	R=16.00 L=15.62'	
CHORD: N 15°39'17" W 15.01'		
UC4	R=34.00 L=173.21'	
CHORD: N 77°40'58" W 38.08'		
UC5	R=16.00 L=15.62'	
CHORD: S 40°17'22" W 15.01'		

SEE SHEET 2 OF 2 FOR GENERAL NOTES

MINIMUM LOT SIZE CHART			
LOT #	GROSS AREA	PIPESTEM AREA	NET AREA
2	41,234 SF	541 SF	40,693 SF
3	54,409 SF	1,065 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	40,868 SF	841 SF	40,027 SF

LEGEND

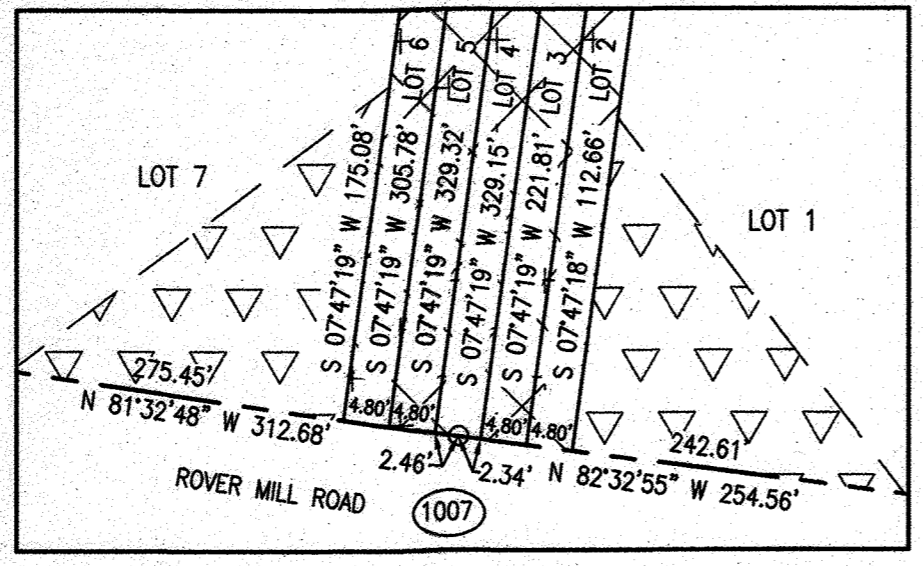
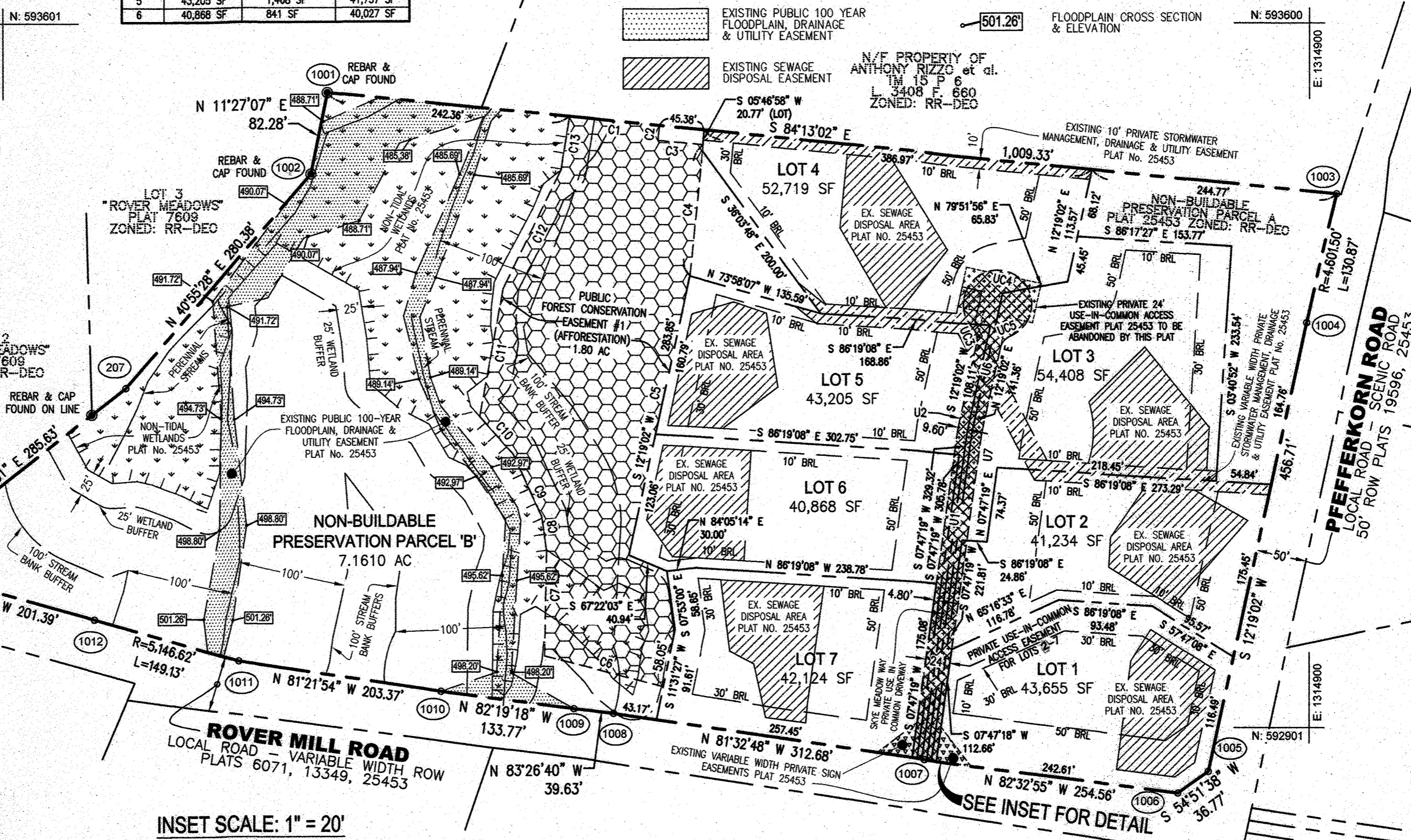
- PUBLIC FOREST CONSERVATION EASEMENT AFFORESTATION
- PRIVATE USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-7
- EXISTING PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-7 TO BE ABANDONED BY THIS PLAT
- EXISTING PUBLIC 100 YEAR FLOODPLAIN, DRAINAGE & UTILITY EASEMENT
- EXISTING SEWAGE DISPOSAL EASEMENT
- NON-TIDAL WETLANDS
- EXISTING PRIVATE STORM WATER MANAGEMENT, DRAINAGE & UTILITY EASEMENT
- EXISTING VARIABLE WIDTH PRIVATE SIGN EASEMENT PLAT 25453
- FLOODPLAIN CROSS SECTION & ELEVATION

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

PUBLIC FOREST CONSERVATION EASEMENT #1 LINE TABLE		
LINE	BEARING	LENGTH
C1	S 84°13'02" E	89.85'
C2	S 05°46'58" W	15.00'
C3	S 84°13'02" E	45.38'
C4	S 05°46'58" W	130.64'
C5	S 12°19'02" W	283.85'
C6	N 75°30'27" W	121.93'
C7	N 01°05'15" E	104.88'
C8	N 08°35'23" W	34.69'
C9	N 24°40'13" W	67.79'
C10	N 41°16'17" W	50.22'
C11	N 10°18'57" E	129.51'
C12	N 26°11'50" E	130.23'
C13	N 08°59'07" E	53.93'

CURVE TABULATION						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
1011-1012	5,146.62'	149.13'	74.57'	1°39'37"	N 73°41'00" W	149.12'
1003-1004	4,601.50'	130.87'	65.44'	1°37'46"	S 13°07'56" W	130.86'

AREA TABULATION CHART	
A. TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED	7
• BUILDABLE	0
• NON-BUILDABLE	0
• OPEN SPACE	0
• PRESERVATION PARCELS	1
B. TOTAL AREA OF LOTS AND/OR PARCELS	
• BUILDABLE	7.3052 AC
• NON-BUILDABLE	0.0000 AC
• OPEN SPACE	0.0000 AC
• PRESERVATION PARCELS	7.1610 AC
C. TOTAL AREA OF ROADWAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 AC
D. TOTAL AREA OF SUBDIVISION TO BE RECORDED	14.4662 AC



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.

James R. Moxley III 10/07/2020
PROFESSIONAL LAND SURVEYOR, MD. REG. NO. 21408
DATE

James R. Moxley III 10/15/2020
AUTHORIZED PERSON
DATE

OWNERS
SECURITY DEVELOPMENT LLC (LOTS 1-7) & ROVER MILLS ESTATES HOMEOWNERS ASSOCIATION, INC (NON-BUILDABLE PRESERVATION PARCEL 'B')
C/O SECURITY DEVELOPMENT LLC
8480 BALTIMORE NATIONAL PIKE, SUITE 415
ELLICOTT CITY, MD 21043
(410) 465-4244

PURPOSE NOTE
THE PURPOSE OF THIS PLAT IS TO ABANDON AND REPLACE A PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 2-7, AND TO CORRECT A DIMENSIONING ERROR IN PUBLIC FOREST CONSERVATION EASEMENT #1, BOTH AS SHOWN ON PLATS 25453-25454.

MIHU AGREEMENT
PLEASE NOTE THAT ALL NEW LOTS/RESIDENTIAL UNITS IN THIS SUBDIVISION (LOTS 1-7) 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.

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

Howard County Health Officer 11/10/2020
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

Chief of Planning and Zoning 12.2.20
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

Director 12/23/20
DIRECTOR DATE

OWNER'S CERTIFICATE

WE, SECURITY DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY, AND ROVER MILLS ESTATES HOMEOWNERS ASSOCIATION, INC, A NON-STOCK CORPORATION (BY SECURITY DEVELOPMENT, LLC), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 15th DAY OF October 2020

James R. Moxley III
AUTHORIZED PERSON
James R. Moxley, III

Witness
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF LOTS 1-7 AND NON-BUILDABLE PRESERVATION PARCEL 'B' AS SHOWN ON A SUBDIVISION PLAT ENTITLED "ROVER MILLS ESTATES" AND RECORDED AS PLAT NOS. 25453-25454, AND ALSO BEING PART OF THE LAND CONVEYED TO SECURITY DEVELOPMENT LLC, BY A DEED DATED DECEMBER 16, 2019 AND RECORDED IN BOOK 19082 AT PAGE 490, AND PART OF THE LAND CONVEYED TO ROVER MILLS ESTATES HOMEOWNERS ASSOCIATION, INC BY A DEED DATED JUNE 17, 2020 AND RECORDED IN BOOK 19600 AT PAGE 85, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.
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.

James R. Moxley III 10/07/2020
PROFESSIONAL LAND SURVEYOR, MD. REG. NO. 21408
EXPIRATION/RENEWAL DATE JUNE 15, 2021

VOGEL ENGINEERING
TIMMONS GROUP
3300 NORTH WISDOM ROAD, SUITE 110, ELLICOTT CITY, MD 21043
P: 410.461.7486 F: 410.461.8921 www.timmons.com

RECORDED AS PLAT No. 25607 ON 1-15-2021 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

ROVER MILL ESTATES
LOTS 1-7 AND NON-BUILDABLE PRESERVATION PARCEL 'B'

A REVISION OF LOTS 1-7 AND NON-BUILDABLE PRESERVATION PARCEL 'B', PLATS 25453-25454.
ZONED RR-DEO
SP-18-001, ECP-18-009, F-19-056
TAX MAP 15, GRID 14, PARCEL 169
3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' SEPTEMBER 2020

GRAPHIC SCALE
100' 0 100' 200' 300'

SHEET 1 OF 2

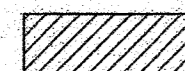
PLOTTED: October 7, 2020
FILE PATH: K:\PROJECTS\15-363\SURVEY\INFO\RECORD PLATS\REVISION PLAT\PLAT 01.DWG

GENERAL NOTES

- COORDINATES BASED ON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 15GA & 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
 - BRL DENOTES BUILDING RESTRICTION LINE.
- THIS PLAT 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:
 WIDTH -- 12'(16' SERVING MORE THAN ONE RESIDENCE);
 SURFACE -- 6 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
 GEOMETRY -- MAX. 15 % GRADE, MAX. 10 % GRADE CHANGE AND MIN. 45' TURNING RADIUS
 STRUCTURES (CULVERTS/BRIDGES) -- CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
 DRAINAGE ELEMENTS -- CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT OF DEPTH OVER DRIVEWAY SURFACE
 STRUCTURE CLEARANCES--MINIMUM 12 FEET.
 MAINTENANCE -- SUFFICIENT TO ENSURE ALL WEATHER USE.
- 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-18-092, ECP-18-009, PB-438, F-19-056.
- 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 APFO 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 DRIVEWAY WAS RECORDED IN BOOK 19600 AT PAGE 142 UNDER F-19-056.
- THE FOREST STAND DELINEATION (FSD) AND WETLAND DELINEATION FOR THIS PROJECT WAS PERFORMED BY JOHN CANOLES OF ECO-SCIENCE PROFESSIONALS, INC., DATED MARCH, 2018.
- 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.
- 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).
- 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.
- THIS PROJECT IS IN CONFORMANCE WITH THE LATEST HOWARD COUNTY STANDARDS, UNLESS ALTERNATIVE COMPLIANCE REQUESTS HAVE BEEN APPROVED.
- 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 WAS RECORDED IN LAND RECORDS IN BOOK 19600 AT PAGE 135.
- THIS PLAT IS EXEMPT FROM THE FOREST CONSERVATION REQUIREMENTS BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS IN ACCORDANCE WITH SECTION 16.1202(b)(1)(vi) OF THE HOWARD COUNTY CODE. FOREST CONSERVATION REQUIREMENTS FOR THE ROVER MILL ESTATES SUBDIVISION WERE PREVIOUSLY ADDRESSED UNDER F-19-056.
- NON-BUILDABLE PRESERVATION PARCEL B IS SUBJECT TO AN EASEMENT AGREEMENT WITH HOWARD COUNTY AND ROVER MILL ESTATES HOMEOWNERS ASSOCIATION, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCELS, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY, RECORDED IN BOOK 19600 AT PAGE 90.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
- 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.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNERS ASSOCIATION WERE FILED

- WITH THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION ON NOVEMBER 4, 2019, FILING NO. D20067708. THE DECLARATION OF COVENANTS, EASEMENTS, CHARGES AND LIENS WAS RECORDED IN BOOK 19600 AT PAGE 90.
- 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.
- 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.
- 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.
- 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.
- THIS PLAT IS EXEMPT FROM THE REQUIREMENTS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL BECAUSE IT IS A REVISION PLAT THAT DOES NOT CREATE ANY NEW LOTS. LANDSCAPING REQUIREMENTS FOR THE ROVER MILL ESTATES SUBDIVISION WERE PROVIDED UNDER F-19-056.
- REFERENCE WP-18-092, DATED OCTOBER 15, 2018, APPROVING ALTERNATIVE COMPLIANCE OF SECTION 16.1205(g)(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.
- IN ACCORDANCE WITH SECTIONS 105.0.G AND 106.0 OF THE ZONING REGULATIONS, THIS PROJECT WAS DEVELOPED UTILIZING THE CLUSTER SUBDIVISION REQUIREMENTS AND DENSITY EXCHANGE OPTION. REFER TO PLATS 25453-25454.

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF 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 VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.



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.

[Signature] 10/07/2020
 ERICK R. QUINTANILLA DATE
 PROFESSIONAL LAND SURVEYOR, MD. REG. NO. 21408

[Signature] 10/15/2020
 SECURITY DEVELOPMENT LLC DATE
 AUTHORIZED PERSON James R. Moxley, III

OWNERS
 SECURITY DEVELOPMENT LLC (LOTS 1-7) &
 ROVER MILLS ESTATES HOMEOWNERS ASSOCIATION, INC
 (NON-BUILDABLE PRESERVATION PARCEL 'B')
 C/O SECURITY DEVELOPMENT LLC
 8480 BALTIMORE NATIONAL PIKE, SUITE 415
 ELLICOTT CITY, MD 21043
 (410) 465-4244

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

[Signature] 11/10/2020
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

[Signature] 11-2-20
 CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

[Signature] 12/23/20
 DIRECTOR DATE

OWNER'S CERTIFICATE

WE, SECURITY DEVELOPMENT LLC, A LIMITED LIABILITY COMPANY, AND ROVER MILLS ESTATES HOMEOWNERS ASSOCIATION, INC, A NON-STOCK CORPORATION (BY SECURITY DEVELOPMENT, LLC), OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; AND IN CONSIDERATION OF THE APPROVAL OF THIS PLAT BY THE DEPARTMENT OF PLANNING AND ZONING ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. ALL EASEMENTS AND RIGHTS-OF-WAY AFFECTING THE PROPERTY ARE INCLUDED IN THIS PLAN OF SUBDIVISION.

WITNESS OUR HANDS THIS 15th DAY OF October, 2020

[Signature]
 AUTHORIZED PERSON James R. Moxley, III

[Signature]
 WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A REVISION OF LOTS 1-7 AND NON-BUILDABLE PRESERVATION PARCEL 'B' AS SHOWN ON A SUBDIVISION PLAT ENTITLED "ROVER MILL ESTATES" AND RECORDED AS PLAT NOS. 25453-25454, AND ALSO BEING PART OF THE LAND CONVEYED TO SECURITY DEVELOPMENT LLC, BY A DEED DATED DECEMBER 16, 2019 AND RECORDED IN BOOK 19082 AT PAGE 490, AND PART OF THE LAND CONVEYED TO ROVER MILL ESTATES HOMEOWNERS ASSOCIATION, INC BY A DEED DATED JUNE 17, 2020 AND RECORDED IN BOOK 19600 AT PAGE 85, ALL AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I ALSO CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

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.

[Signature] 10/07/2020
 ERICK R. QUINTANILLA DATE
 PROFESSIONAL LAND SURVEYOR, MD. REG. NO. 21408
 EXPIRATION/RENEWAL DATE JUNE 15, 2021

VOGEL ENGINEERING
TIMMONS GROUP
 3300 NORTH RIDGE ROAD, SUITE 110, ELLICOTT CITY, MD 21043
 P: 410-461-7668 F: 410-461-9961 www.timmons.com

RECORDED AS PLAT No. 25408 ON 1-15-2021
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

PLAT OF REVISION
ROVER MILL ESTATES
 LOTS 1-7 AND
 NON-BUILDABLE PRESERVATION PARCEL 'B'
 A REVISION OF LOTS 1-7 AND NON-BUILDABLE PRESERVATION PARCEL 'B', PLATS 25453-25454
 ZONED RR-DEO
 SP-18-001, ECP-18-009, F-19-056
 TAX MAP 15, GRID 14, PARCEL 169
 3RD ELECTION DISTRICT, HOWARD COUNTY, MARYLAND
 SEPTEMBER 2020

SHEET 2 OF 2

SAVED: 10/16/2020 10:07:00 AM
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