

5/20/99
10/10

APPLICATION

PERCOLATION TESTING

A512015
A 51525

P _____

HOWARD COUNTY HEALTH DEPARTMENT
BUREAU OF ENVIRONMENTAL HEALTH
3525-H ELLICOTT MILLS DRIVE/ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 313-2640

RE-PERC
OF EX. HOUSE
FOR 1-LOT
SUBD. - OK
MR

DISTRICT _____

DATE 4/19/99 7/19/99

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST PRIOR TO APPLICATION FOR PERMIT TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER RAYMOND & MARY WRIGHT

ADDRESS 1840 DAISY ROAD
WOODBINE, MD 21797 PHONE (410)442-2723

AGENT OR PROSPECTIVE BUYER JOHN & JENNIFER FARRELL (DAUGHTER & SON-IN-LAW)

ADDRESS 5533 WICOMICO DRIVE
NEW MARKET, MD. 21774 PHONE (301)805-1339

PROPERTY LOCATION:

SUBDIVISION WEST OF DAISY MEADOWS LOT NO. 19705
EX. SFD

ROAD AND DESCRIPTION DAISY ROAD - SOUTH OF RTE 144

TAX MAP 7 PARCEL # 338

SIZE OF LOT 1 ACRE TYPE BLDG. SINGLE FAMILY
(SINGLE FAMILY DWELLING OR COMMERCIAL)

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE. I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES. I ALSO AGREE TO COMPLY WITH ALL M.O.S.H.A. REQUIREMENTS IN TESTING THIS LOT.

Jennifer M. Farrell
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING 7/20/99 HOLD FOR PLAT, PERC OK

PERCOLATION TEST PLAT/PRELIMINARY PLAT - TITLE OR I.D. # _____ DATE _____

SITE DEVELOPMENT PLAN/FINAL PLAT - TITLE OR I.D. # _____ DATE _____

THIS IS NOT A PERMIT

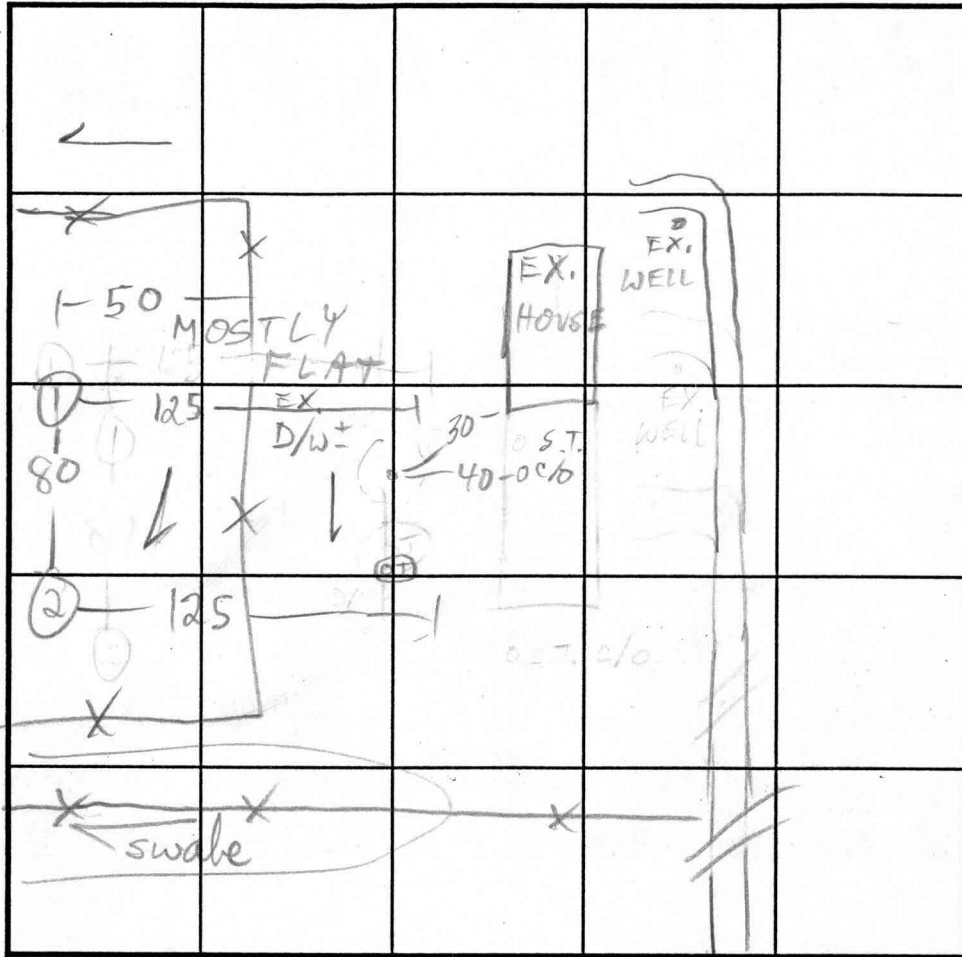
COUNTY #

SOIL PROFILE

0' ^①
 orge
 brn
 sa cl/m

3-3 1/2'
 tan
 brn
 sa l/m
 30%
 hard shale
 and
 saprolite
 frags

11' HARD BOT



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE. DAISY RD

^②
 orge
 brn
 si cl/m

4-1/2'
 tan
 orge
 si l/m
 <10%
 frags

13'

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
7/19/99	1 V	11'	HARD	BOT	-OK	see profile	
	2 V	13'	OK	see profile			
	DT = 1971		PERC				

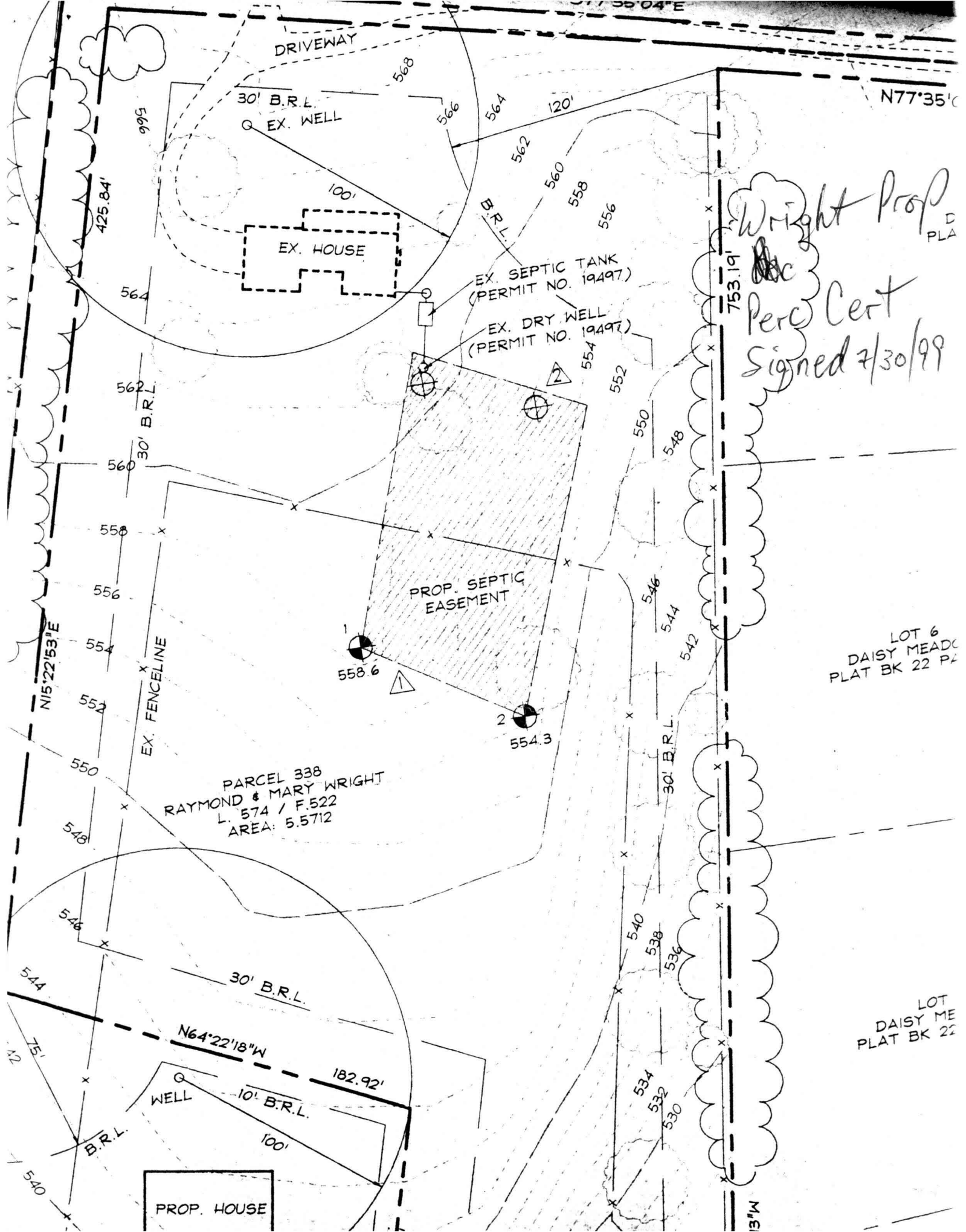
REMARKS _____

TYPE OF SOIL _____

TESTED BY M. Ritkin ALSO PRESENT Jenny Farrell, Dave Marti

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH 3

INLET DEPTH 4 1/2 MAXIMUM BOTTOM DEPTH 6 1/2 SQ. FT./BEDROOM 125



PARCEL 338
 RAYMOND & MARY WRIGHT
 L. 574 / F. 522
 AREA: 5.5712

Wright Prop
~~Doc~~
Perc Cert
Signed 7/30/99

LOT 6
 DAISY MEADOW
 PLAT BK 22 PA

LOT
 DAISY ME
 PLAT BK 22

PROP. HOUSE

PROP. SEPTIC EASEMENT

EX. SEPTIC TANK
 (PERMIT NO. 19497)
 EX. DRY WELL
 (PERMIT NO. 19497)

30' B.R.L.
 EX. WELL

WELL

30' B.R.L.

N64°22'18"W

10' B.R.L.

182.92'

100'

EX. HOUSE

DRIVEWAY

EX. FENCELINE

30' B.R.L.

30' B.R.L.

753.19'

13' W

N15°22'53"E

425.84'

562'

558'

556'

554'

552'

550'

548'

546'

544'

75'

540'

568'

566'

564'

120'

562'

560'

558'

556'

554'

552'

550'

548'

546'

544'

542'

540'

538'

536'

540'

538'

536'

534'


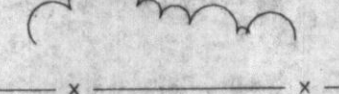


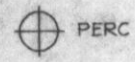
532'

530'

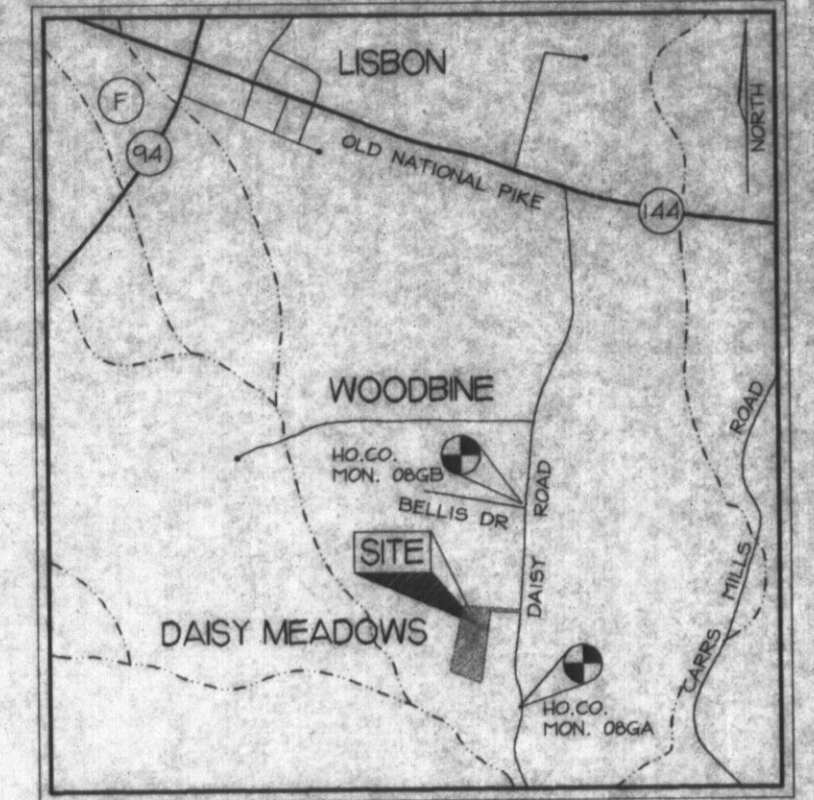
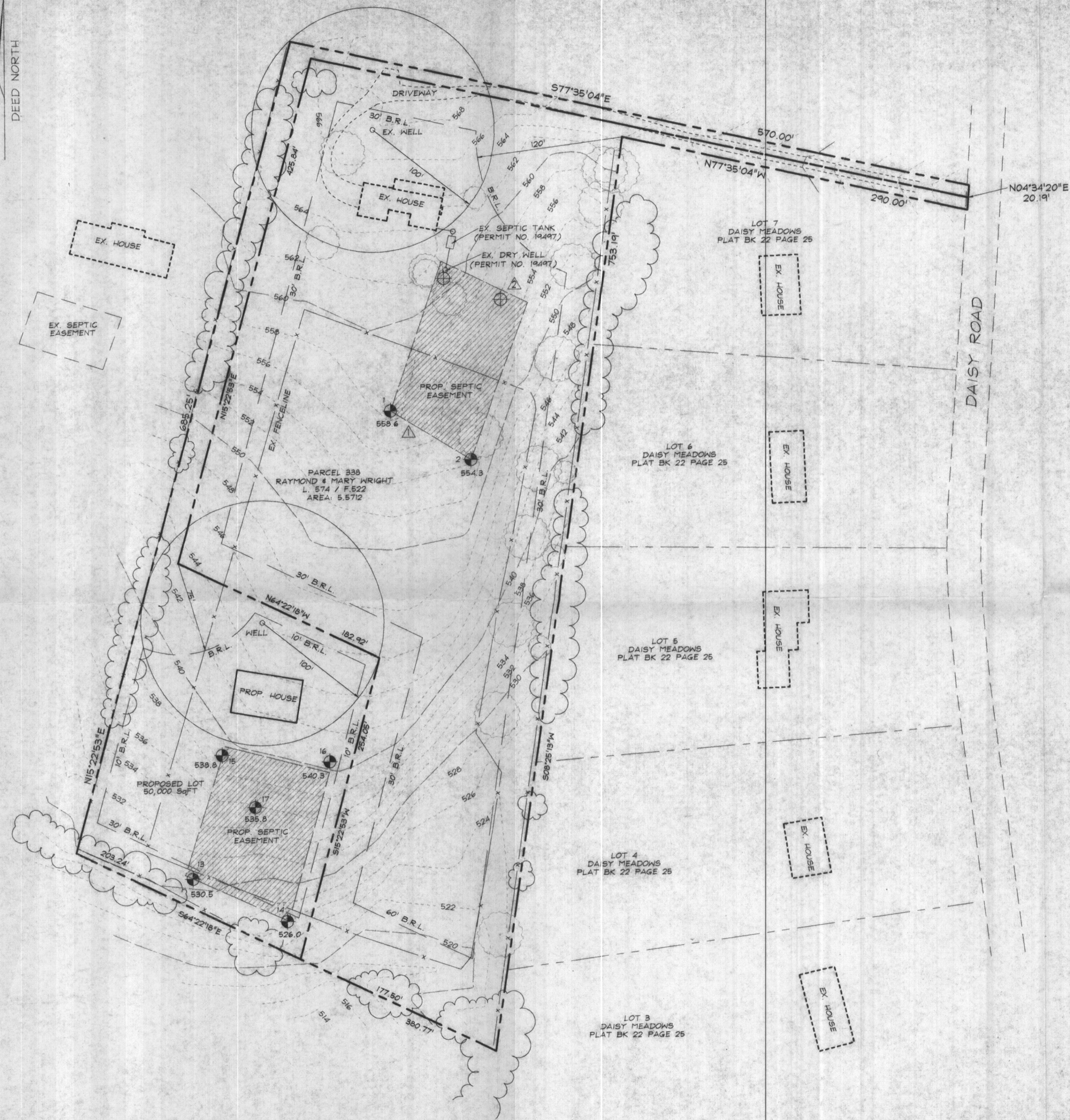
N77°35'0"

75°04'E

LEGEND




- EXISTING 2 FOOT CONTOUR ----- 502
- EXISTING 10 FOOT CONTOUR ----- 510
- PERCOLATION TEST HOLE (1999) 
- EXISTING TREELINE 
- EXISTING FENCELINE 
- EXISTING SOILS DIVISION LINE 
- PERCOLATION TEST HOLE (1971) 

DEED NORTH



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES

1. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY ON OR ABOUT JUNE 20, 1999.
2. THE PROPERTY LINES SHOWN HEREON ARE BASED ON A DEED PLOTTING AND FIELD VERIFIED BY VOGEL & ASSOCIATES IN FEBRUARY 1999.
3. ALL EXISTING SEPTIC AND WELL AREAS WITHIN 100 FEET OF THE SITE HAVE BEEN SHOWN TO THE BEST OF OUR KNOWLEDGE.
4. THE PURPOSE OF THIS PLAT IS TO PROVIDE A USABLE SEPTIC SYSTEM FOR EACH OF THE PROPOSED LOTS SHOWN HEREON.
5. PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN AS FOLLOWS:
 PASSED PERCOLATION TEST HOLE
 FAILED PERCOLATION TEST HOLE
6.  THIS AREA DESIGNATES A MINIMUM 10,000 SQ FT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
7. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWAGE SYSTEMS

Dore M. Waters, Jr.
COUNTY HEALTH OFFICER

7/30/99
DATE

REVISIONS	
NO.	REMARKS
1	REPAIR TESTING
2	HEALTH DEPT COR: 7-28-99

Signed WRIGHT PROPERTY
PERCOLATION CERTIFICATION PLAT

TAX MAP #7 4TH ELECTION DISTRICT PARCEL 338 HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
ENGINEERS SURVEYORS PLANNERS

3091 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
Tel: 410.461.5628 Fax: 410.465.3886



DESIGN BY: MDM
DRAWN BY: MDM
CHECKED BY: RLV
DATE: JULY 28, 1999
SCALE: 1"=50'
W.O. NO.: 99-16



HOWARD COUNTY HEALTH DEPARTMENT

Mary Sue Baker, MBA, Acting County Health Officer

June 22, 1999

Raymond and Mary Wright
1840 Daisy Road
Woodbine, MD 21797

RE: PERCOLATION TEST RESULTS
Wright Property, Daisy Road
A 511525
Subdivision
Tax Map 7, Parcel 338

Dear Mr. and Mrs. Wright:

Percolation testing conducted May 28, 1999 on the above referenced property indicated satisfactory soil conditions. Copies of the test results are enclosed.

Anticipated repair testing for the existing dwelling did not occur due to expectations that establishment of a required 10,000 square foot sewage reserve area could be documented. However, such documentation has not been found. Submission of suitable documentation could eliminate these concerns. If such documentation cannot be located, then additional percolation testing to establish a 10,000 square foot sewage easement could be necessary.

Further review is contingent upon submission by a registered engineer of a percolation certification plan showing actual locations and elevations of all excavated test holes and a suitable house and well site. The plat should also include the locations of all existing wells and septic reserve areas on the property, as well as the locations of any other relevant features such as streams, swales, or existing structures. A note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown.

The percolation certification plat should be submitted within 60 days to allow field verification if necessary. If you have any questions regarding this matter, please feel free to contact me at the above address or by calling (410) 313-2640.

Very truly yours,

Mark E. Rifkin, R.S.
Water and Sewerage Program

MR

Enclosures

cc: John and Jennifer Farrell
Vogel and Associates
File

III. *Justification*

All waiver requests must be fully justified by the petitioner. Justification must be specific to the subject property. The justification provided by the petitioner should include all factors which rationalize or substantiate the request in accordance with the following criteria:

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.
- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternative proposal.
- c. Substantiate that approval of the waiver will not be detrimental to the public interests.
- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

SEE ATTACHMENT

IV. *Plan Exhibit*

A. Number of Copies Required

The waiver petition application must be accompanied by copies of a detailed plot plan, subdivision plat or site development plan (14 sets of the completed waiver form and plan exhibit if the subject property adjoins a County road; 18 sets for properties adjoining a State road). In instances where the waiver request concerns an approval extension, only 2 sets of plans are required along with 14 or 18 copies of the application form. Plans must be folded to a size no larger than 7-1/2" x 12".

B. Plan Requirement Checklist

The detailed waiver petition exhibit, plot plan, subdivision plan or site development plan must indicate the following required information relevant to the waiver request to ensure acceptance of the waiver petition application for processing.

Legend:	<input checked="" type="checkbox"/>	Information Provided	<input checked="" type="checkbox"/>	Information Not Provided,
	<u>NA</u>	Not Applicable		Justification Attached

July 12, 1999

Wright Property, Lot 1 and Preservation Parcel A
Waiver Petition attachment

I. Site History:

Currently, the property exists as a 5.5712 acre parcel which has an existing dwelling on it. On behalf of our client, we are proposing a subdivision consisting of a 1 (one) acre cluster lot and a buildable preservation parcel pursuant to the DEO/CEO option within the "RC" (Rural Conservation) zoning district regulations. The road frontage for the subject property is currently 20 feet and does not support the collective minimum pipestem frontage width for a use-in-common access requirements in accordance with the design manual (24 feet).

III. Justification:

a. Given the current configuration of the parcel, development in accordance with the Subdivision Regulations design standards can only be achieved by utilizing the current pipestem. There is no other access to the site other than Daisy Road. The location of the existing dwelling and septic system on the parcel allows for development at the southern portion of the site only. Strict compliance with the Subdivision Regulations in this case will create a hardship on the property as to the subdivision potential of this site.

b. The intent of the Subdivision Regulations will be served through implementation of this waiver because pipestem lots are permitted. The current driveway will serve both the proposed lot and the Preservation Parcel and be subject to a Use-In-Common access agreement and maintenance obligation. Under the current design criteria for Use-In-Common driveways, the required 14 foot wide driveway will still adequately fit within the current pipestem width of 20 feet.

c. Approval will not be a detriment to the public because no impacts will result from the the reduction of the lot frontage. The proposed lot will utilize as much of the existing driveway as possible. This route creates no impact to existing natural features such as steep slopes, nor does it create hardship for any adjoining property owners. A sight distance analysis for the existing driveway has been performed and has revealed that the current driveway location has sufficient sight distance. A copy of this exhibit is included with this petition.

d. If approved, this waiver will not nullify the intent of the Subdivision Regulations because shared common driveways for adjacent pipestem lots are permitted on residential lots. However, due to current site configuration, the only achievable access to the proposed lot is through the creation of a Use-In-Common access easement over the existing driveway. While the existing pipestem width does not have the minimum collective frontage to meet driveway easement requirements in the design manual, the pipestem width is sufficient to support a 14 foot wide driveway to serve the existing house and one additional lot.

Howard County Department of Planning and Zoning
Division of Land Development

INITIAL SUBMISSION
WAIVER PETITION WORKSHEET
(For DPZ Use Only)

Project Name: _____ DPZ File No. _____

I. *Application Requirements* **Indicate Yes, No or N/A**

Application is complete _____
Required number of plans and applications are provided _____
 _____ Plans (14 sets on County Road or
 _____ Applications 18 sets on State Road)
Supplemental Information is provided _____

II. *Fee Computation* **Fee**

Number of waivers requested _____
* Base Fee for first two waiver sections (**\$350**) _____
Fee for each additional waiver section (____ additional waivers x **\$50**) _____
* (Maximum fee of **\$350** for Agricultural Preservation parcels)

TOTAL _____

III. *Certification*

Cash Receipt No. _____ Account #011-005-4201 Amount _____

Check issued by _____

____ Waiver petition application is accepted for processing.
____ Scheduled SRC meeting date.
____ Waiver petition application is rejected.

Reason: _____

____ Resubmission is accepted. Date _____ Staff initials _____

GENERAL NOTES

- DEED REFERENCE: L574 / F.522
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES, INC., ON OR ABOUT JULY 1, 1999.
- THE BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
08GA (N) 602,165.193 (E) 1,294,794.900
08GB (N) 603,764.828 (E) 1,294,891.901
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE 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 VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOT 1 PRESERVATION PARCEL A TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE EXISTING RIGHT OF WAY OF DAISY ROAD.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
A) WIDTH - 12 FEET (14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
C) GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (+25-LOADING)
E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOT 1 AND PRESERVATION PARCEL 'A' TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAT.
- THIS SUBDIVISION IS EXEMPT FROM STORMWATER MANAGEMENT BASED ON AVERAGE LOT SIZE BEING GREATER THAN TWO ACRES. WATER QUALITY (DRYWELL) TO BE PROVIDED FOR LOT 1.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH EXISTING VEGETATION ALONG THE WEST AND SOUTH BOUNDARIES AND PLANTING ALONG THE NORTH AND EAST BOUNDARIES OF LOT 1.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- EXISTING HOUSE AND ACCESSORY STRUCTURES LOCATED ON PRESERVATION PARCEL 'A' TO REMAIN.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- FEE-IN-LIEU OF OPEN SPACE IN THE AMOUNT OF \$1,500.00 WAS APPROVED AND HAS BEEN PAID BY THE DEVELOPER.
- WITH THIS SUBDIVISION, THE FULL POTENTIAL DENSITY OF THIS SITE, 1 BUILDABLE LOT AND 1 BUILDABLE PRESERVATION PARCEL MAY ONLY BE ACHIEVED THROUGH THE PURCHASE OF 1 DEO UNIT:
5.57 / 2 = 2 UNITS MAXIMUM YIELD * * YIELD BASED ON ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECORDATION OF THIS SUBDIVISION PLAT.
5.57 / 4.25 = 1 UNITS YIELD BY RIGHT
2 - 1 = 1 DEO UNIT REQUIRED
- PRESERVATION PARCEL A IS ENCUMBERED BY AN EASEMENT AGREEMENT BETWEEN HOWARD COUNTY, MARYLAND AND THE WRIGHT HOMEOWNERS ASSOCIATION, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON 9-20-1999.
- USING THE DENSITY/CLUSTER EXCHANGE OPTION DESCRIBED IN SECTION 106 OF THE ZONING REGULATIONS, THE DEVELOPMENT RIGHTS FOR ONE RESIDENTIAL LOT/PARCEL INCLUDED ON THIS SUBDIVISION PLAT HAVE BEEN TRANSFERRED FROM CURRY PROPERTY II. THE CREATION OF THESE LOTS IS BASED ON A MAXIMUM DENSITY OF ONE RESIDENTIAL UNIT FOR EVERY TWO ACRES.
- BECAUSE THIS MINOR SUBDIVISION HAS NO FURTHER SUBDIVISION POTENTIAL, THIS SUBDIVISION IS EXEMPT FROM THE OBLIGATIONS OF THE FOREST CONSERVATION PROGRAM.
- NO WELLS FOR LOT 1 OR PRESERVATION PARCEL A ARE TO BE LOCATED WITHIN 50 FEET OF ANY EXISTING AGRICULTURALLY PRESERVED PROPERTY. THE 50' RADIUS SHOWN IS NOT TO BE USED TO ESTABLISH THE MINIMUM REQUIRED DISTANCE BETWEEN WELLS AND PRIVATE SEPTIC EASEMENTS. THE MINIMUM DISTANCES REQUIRED BY THE HOWARD COUNTY HEALTH DEPARTMENT AS IT RELATES TO WELL AND SEPTIC SEPERATION WILL STILL BE MAINTAINED.

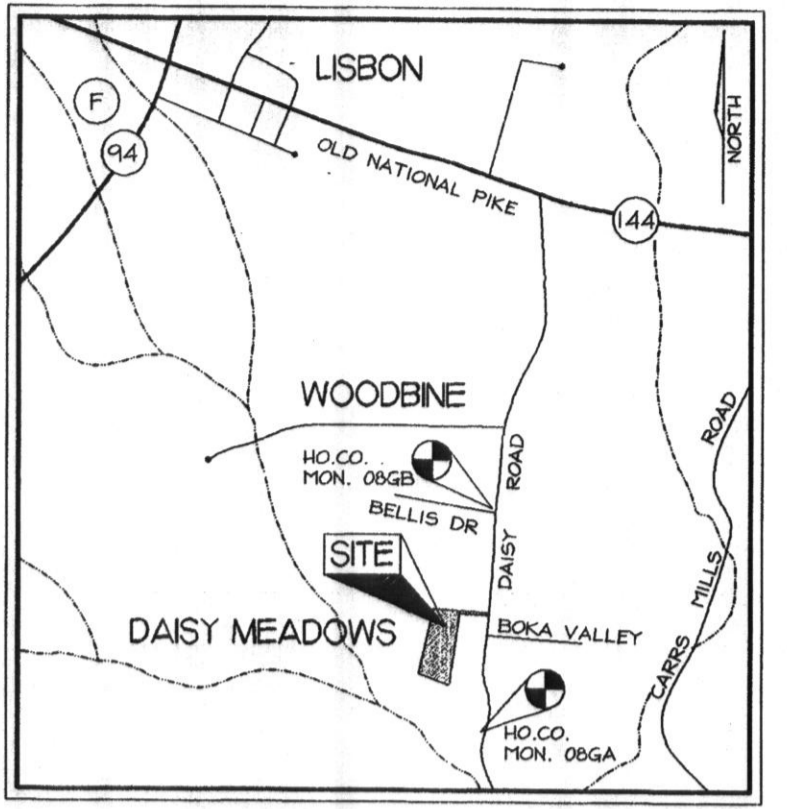
29. REFERENCE WAIVER PETITION WP-00-04 APPROVED AUGUST 20, 1999 TO WAIVE SECTION 16.120(c)(iii) OF THE HOWARD COUNTY SUBDIVISION REGULATIONS ALLOWING 2 ADJACENT PIPESTEM LOTS WHICH SHARE A COMMON DRIVEWAY TO HAVE 20 FEET OF FRONTAGE COLLECTIVELY RATHER THAN THE REQUIRED 24 FEET PER THE DESIGN MANUAL DRIVEWAY EASEMENT REQUIREMENTS PROVIDED:

- THE USE-IN-COMMON DRIVEWAY IS DESIGNED IN ACCORDANCE WITH THE DESIGN MANUAL VOLUME III, TABLE 2.01
- THE USE-IN-COMMON EASEMENT IS PLACED ACROSS THE FULL PIPESTEM WIDTH TO ACCOMMODATE THE 14 FOOT DRIVEWAY SERVING THE SUBDIVISION

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	67,207 sq	17,707 sq	49,500 sq

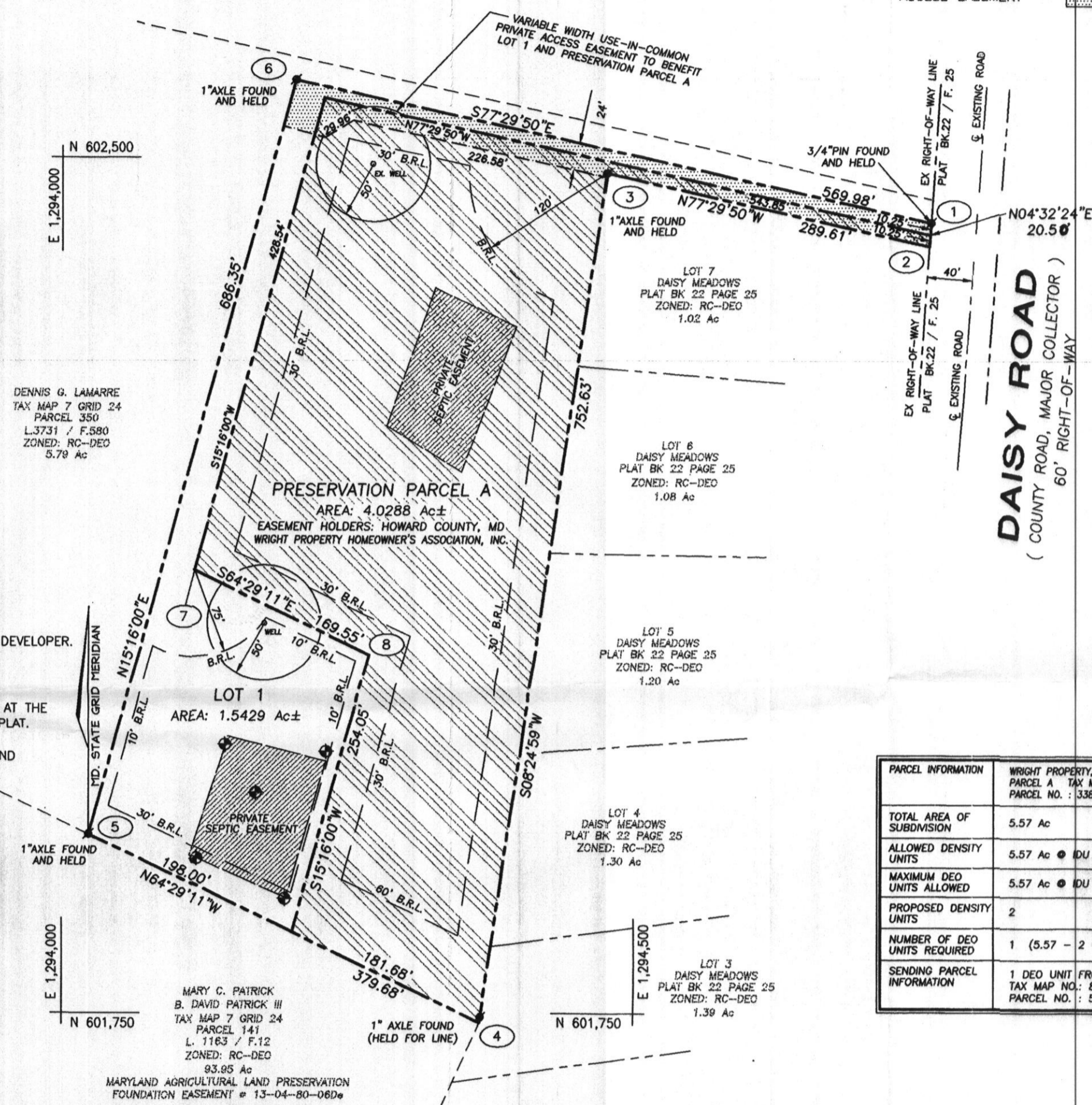
LEGEND

- PRESERVATION PARCEL EASEMENT
- PRIVATE USE-IN-COMMON ACCESS EASEMENT



VICINITY MAP
SCALE: 1"=2000'

COORDINATE TABLE		
POINT	NORTH	EAST
1	N 602444.3549	E 1294780.5614
2	N 602423.9115	E 1294758.9381
3	N 602486.6088	E 1294476.1931
4	N 601742.0834	E 1294366.0328
5	N 601905.6210	E 1294023.3792
6	N 602567.7469	E 1294204.1029
7	N 602138.4519	E 1294115.9534
8	N 602065.4237	E 1294268.9664



PARCEL INFORMATION	WRIGHT PROPERTY, LOT 1 AND PRESERVATION PARCEL A TAX MAP NO.: 7 BLOCK : 24 PARCEL NO.: 338
TOTAL AREA OF SUBDIVISION	5.57 Ac
ALLOWED DENSITY UNITS	5.57 Ac @ DU / 4.25 Ac = 1 DU
MAXIMUM DEO UNITS ALLOWED	5.57 Ac @ DU / 2.00 Ac = 2 DU
PROPOSED DENSITY UNITS	2
NUMBER OF DEO UNITS REQUIRED	1 (5.57 - 2 = 2)
SENDING PARCEL INFORMATION	1 DEO UNIT FROM "CURRY PROPERTY" TAX MAP NO.: 8 BLOCK : 14 PARCEL NO.: 50

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.

Mark C. Martin 1/6/2000
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR #10884
DATE

Raymond L. Wright, Jr. 1/6/2000
RAYMOND L. WRIGHT, JR.
DATE

Mary Ramona Wright 1/6/2000
MARY RAMONA WRIGHT
DATE

AREA TABULATION

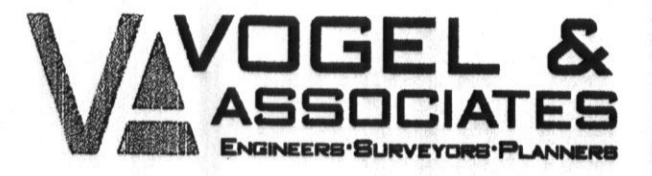
TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	5.5717 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000 AC
TOTAL AREA TO BE RECORDED:	5.5717 AC

OWNERS

RAYMOND L. WRIGHT, JR.
MARY RAMONA WRIGHT
1840 DAISY ROAD
WOODBINE, MD 21797

CONTRACT PURCHASER

JENNIFER FARRELL
JOHN FARRELL
1840 DAISY ROAD
WOODBINE, MD 21797



OWNER'S CERTIFICATE

WE, RAYMOND L. WRIGHT, JR. AND MARY RAMONA WRIGHT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS 6 DAY OF JANUARY, 2000.

Raymond L. Wright, Jr.
RAYMOND L. WRIGHT, JR.

Mary Ramona Wright
MARY RAMONA WRIGHT

Michael D. Martin
MICHAEL D. MARTIN
WITNESS

Michael D. Martin
MICHAEL D. MARTIN
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CLARENCE E. BASSLER AND JOAN P. BASSLER TO RAYMOND L. WRIGHT, JR. AND MARY RAMONA WRIGHT BY DEED DATED OCTOBER 18, 1971 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 574 AT FOLIO 522.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN THIS SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE SUBDIVISION CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

Mark C. Martin
MARK C. MARTIN
PROFESSIONAL LAND SURVEYOR #10884
DATE

RECORDED AS PLAT NO. 14095 ON 2/3/2000 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

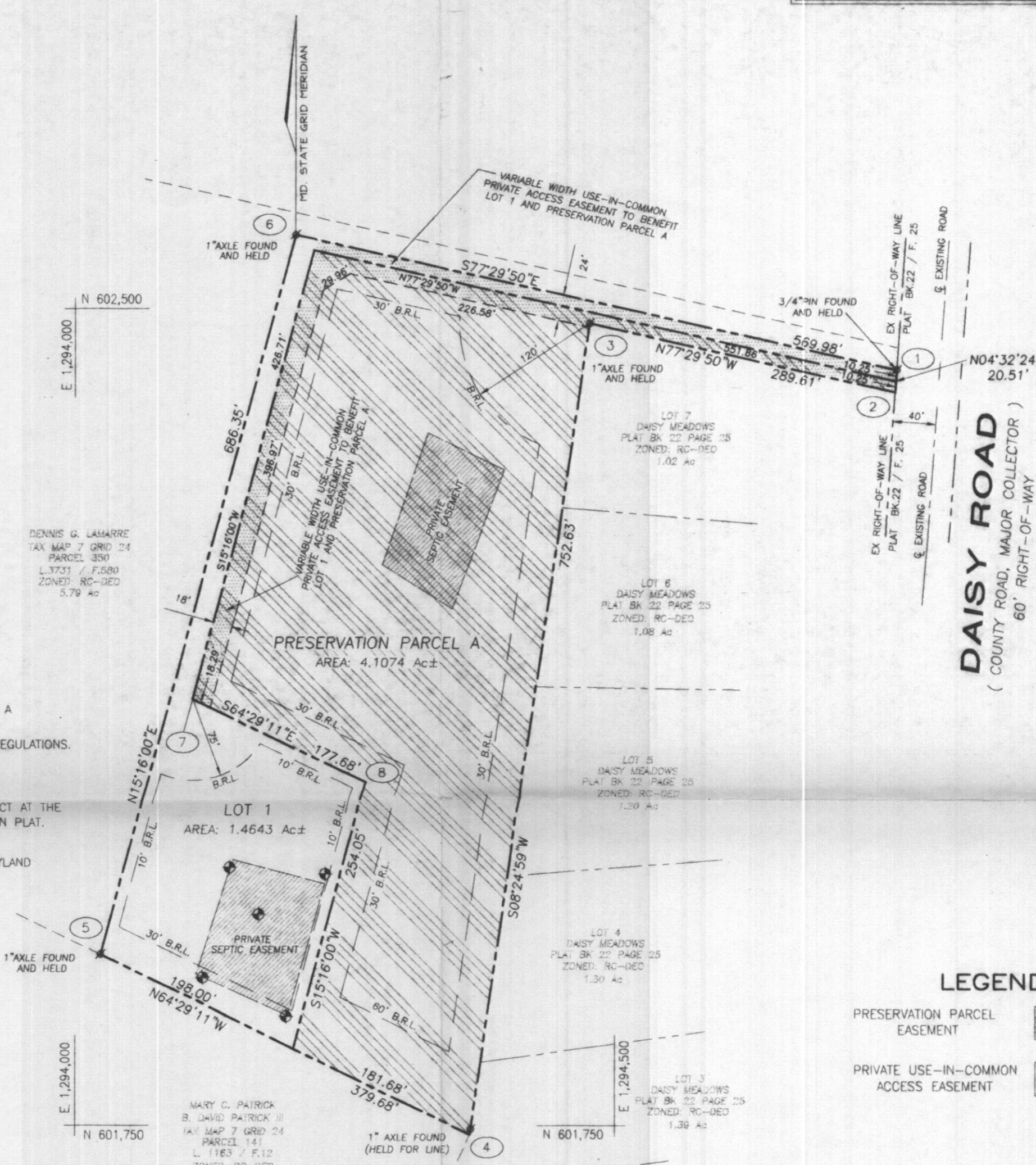
WRIGHT PROPERTY
LOT 1 AND PRESERVATION PARCEL A

ZONED: RC-DEO
REF: WP-00-04
TAX MAP NO:7 BLOCK:24 PARCEL NO:338
FOURTH ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
DATE: JANUARY 7, 1999
GRAPHIC SCALE
0 100 150 200 300
SCALE: 1"=100'
SHEET 1 OF 1
F 00-16

ACAD FILE:C:\ACAD\JOBS\FARRELL\PLAT.DWG

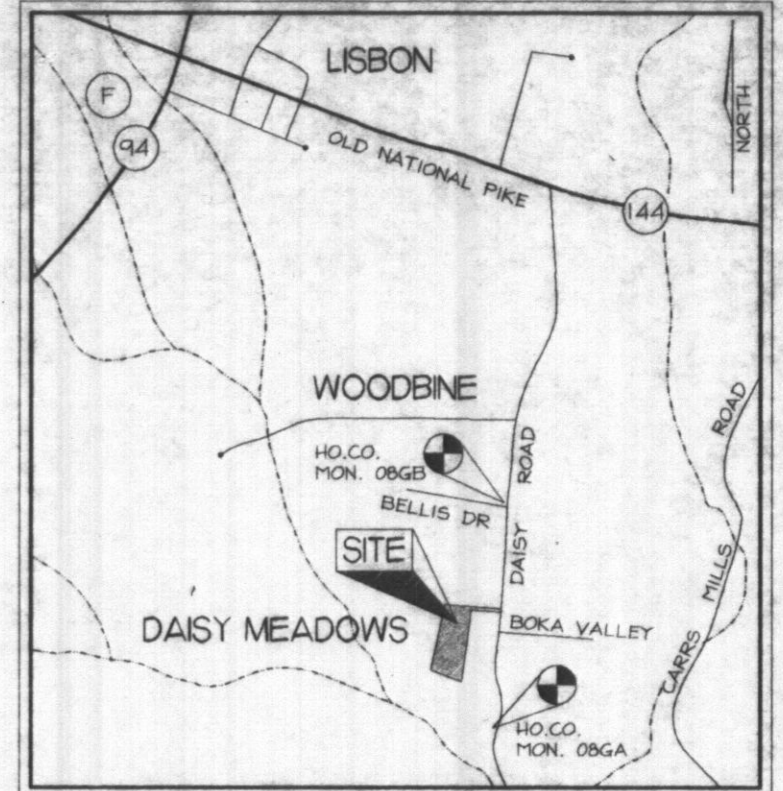
GENERAL NOTES

- DEED REFERENCE: L.574 / F.522
- THE LOTS SHOWN HEREON COMPLY WITH MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT
- PROPERTY ZONED RC PER THE COMPREHENSIVE ZONING PLAN DATED OCTOBER 18, 1993.
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY VOGEL AND ASSOCIATES INC., ON OR ABOUT JULY 1, 1999.
- THE BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83) AS PROJECTED BY THE FOLLOWING HOWARD COUNTY GEODETIC CONTROL STATIONS:
 OBGA (N) 602,165.193 (E) 1,294,794.900
 OBGB (N) 603,764.828 (E) 1,294,891.901
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIN W/CAP SET
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHTS-OF-WAY.
- DENOTES STONE OR MONUMENT FOUND.
- ALL AREAS SHOWN ARE MORE OR LESS.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE 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 VARIANCES FOR ENCROACHMENT INTO THE PRIVATE SEWAGE EASEMENT.
- REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE FOR LOT 1 PRESERVATION PARCEL A TO BE PROVIDED AT THE JUNCTION OF THE PRIVATE USE-IN-COMMON ACCESS EASEMENT AND THE EXISTING RIGHT OF WAY OF DAISY ROAD.
- DRIVEWAY(S) SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING (MINIMUM) REQUIREMENTS:
 A) WIDTH - 12 FEET (14 FEET IF DRIVEWAY SERVES MORE THAN 1 DWELLING)
 B) SURFACE - SIX (6) INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING (1-1/2" MINIMUM);
 C) GEOMETRY - MAXIMUM 5% GRADE, MAXIMUM 10% GRADE CHANGE AND 45 FOOT TURNING RADIUS;
 D) STRUCTURES (BRIDGES/CULVERTS) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25-LOADING)
 E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE;
 F) STRUCTURE CLEARANCES - MINIMUM 12 FEET;
 G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- DECLARATION OF MAINTENANCE OBLIGATION FOR PRIVATE USE-IN-COMMON ACCESS EASEMENT SERVING LOT 1 AND PRESERVATION PARCEL 'A' TO BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY CONCURRENT WITH THE RECORDING OF THIS PLAT.
- THIS SUBDIVISION IS EXEMPT FROM STORM WATER MANAGEMENT BASED ON AVERAGE LOT SIZE.
- IN ACCORDANCE WITH SECTION 16.124(G) OF THE COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS, THIS SUBDIVISION FULFILLS ITS LANDSCAPING REQUIREMENTS THROUGH EXISTING VEGETATION ALONG THE BOUNDARY OF LOT 1.
- NO WETLANDS EXIST ON SITE.
- NO FLOODPLAINS EXIST ON SITE.
- EXISTING HOUSE AND ACCESSORY STRUCTURES LOCATED ON PRESERVATION PARCEL 'A' TO REMAIN.
- NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS ALLOW.
- OPEN SPACE FOR THIS SUBDIVISION IS NOT REQUIRED PER SECTION 16.121(c)(2) OF THE SUBDIVISION REGULATIONS.
- WITH THIS SUBDIVISION, THE FULL POTENTIAL DENSITY OF THIS SITE, 1 BUILDABLE LOT AND 1 BUILDABLE PRESERVATION PARCEL MAY ONLY BE ACHIEVED THROUGH THE PURCHASE OF 1 DEO UNIT:
 5.57 / 2 = 2 UNITS MAXIMUM YIELD * * YIELD BASED ON ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RECORDATION OF THIS SUBDIVISION PLAT.
 5.57 / 4.25 = 1 UNITS YIELD BY RIGHT
 2 - 1 = 1 DEO UNIT REQUIRED
- PRESERVATION PARCEL A IS ENCUMBERED BY AN EASEMENT AGREEMENT BETWEEN HOWARD COUNTY, MARYLAND AND THE WRIGHT HOMEOWNERS ASSOCIATION, INC. THIS AGREEMENT PROHIBITS FURTHER SUBDIVISION OF THE PARCEL, OUTLINES THE MAINTENANCE RESPONSIBILITIES OF ITS OWNER AND ENUMERATES THE USES PERMITTED ON THE PROPERTY.
- THE ARTICLES OF INCORPORATION FOR THE HOMEOWNER'S ASSOCIATION WERE ACCEPTED BY THE STATE DEPARTMENT OF ASSESSMENT AND TAXATION ON



MINIMUM LOT SIZE CHART

LOT NO.	GROSS AREA	PIPE STEM AREA	MINIMUM LOT SIZE
1	63,786 sq	14,286 sq	49,500 sq



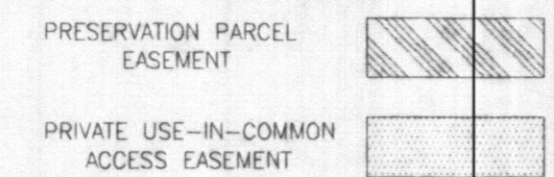
COORDINATE TABLE

POINT	NORTH	EAST
1	N 602444.3549	E 1294760.5614
2	N 602423.9115	E 1294758.9381
3	N 602486.6088	E 1294476.1931
4	N 601742.0834	E 1294366.0328
5	N 601905.6210	E 1294023.3792
6	N 602567.7469	E 1294204.1029
7	N 602141.9536	E 1294108.6165
8	N 602065.4237	E 1294268.9664

AREA TABULATION

TOTAL NUMBER OF BUILDABLE LOTS TO BE RECORDED:	1
TOTAL NUMBER OF BUILDABLE PRESERVATION PARCELS TO BE RECORDED:	1
TOTAL NUMBER OF LOTS TO BE RECORDED:	2
TOTAL AREA OF BUILDABLE LOTS TO BE RECORDED:	5.5717 AC
TOTAL AREA OF ROADWAY TO BE RECORDED:	0.000 AC
TOTAL AREA TO BE RECORDED:	5.5717 AC

LEGEND



OWNERS

RAYMOND L. WRIGHT, JR.
 MARY RAMONA WRIGHT
 1840 DAISY ROAD
 WOODBINE, MD 21797

CONTRACT PURCHASER

JENNIFER FARRELL
 JOHN FARRELL
 1840 DAISY ROAD
 WOODBINE, MD 21797



3691 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3968

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS IN CONFORMANCE WITH THE MASTER PLAN FOR HOWARD COUNTY

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

OWNER'S CERTIFICATE

WE, RAYMOND L. WRIGHT, JR. AND MARY RAMONA WRIGHT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON HEREBY ADOPT THIS FINAL 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 PIPE AND OTHER MUNICIPAL UTILITIES AND SERVICES IN AND UNDER ALL ROADS OR STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; 2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE OF THE BEDS OF THE STREETS AND OR ROADS, THE FLOOD PLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND 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 THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERCTED ON OR OVER THE SAID EASEMENTS AND RIGHTS-OF-WAY. WITNESS OUR HANDS THIS _____ DAY OF _____ 1999.

RAYMOND L. WRIGHT, JR. _____ WITNESS _____

MARY RAMONA WRIGHT _____ WITNESS _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LAND CONVEYED BY CLARENCE E. BASSLER AND JOAN P. BASSLER TO RAYMOND L. WRIGHT, JR. AND MARY RAMONA WRIGHT BY DEED DATED OCTOBER 18, 1971 AND RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 574 AT FOLIO 522.

I FURTHER CERTIFY THAT ALL MONUMENTS ARE IN PLACE OR WILL BE IN PLACE PRIOR TO THE ACCEPTANCE OF THE STREETS IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS SHOWN, IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED, AND THIS PLAT IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

MARK C. MARTIN
 PROFESSIONAL LAND SURVEYOR #10884

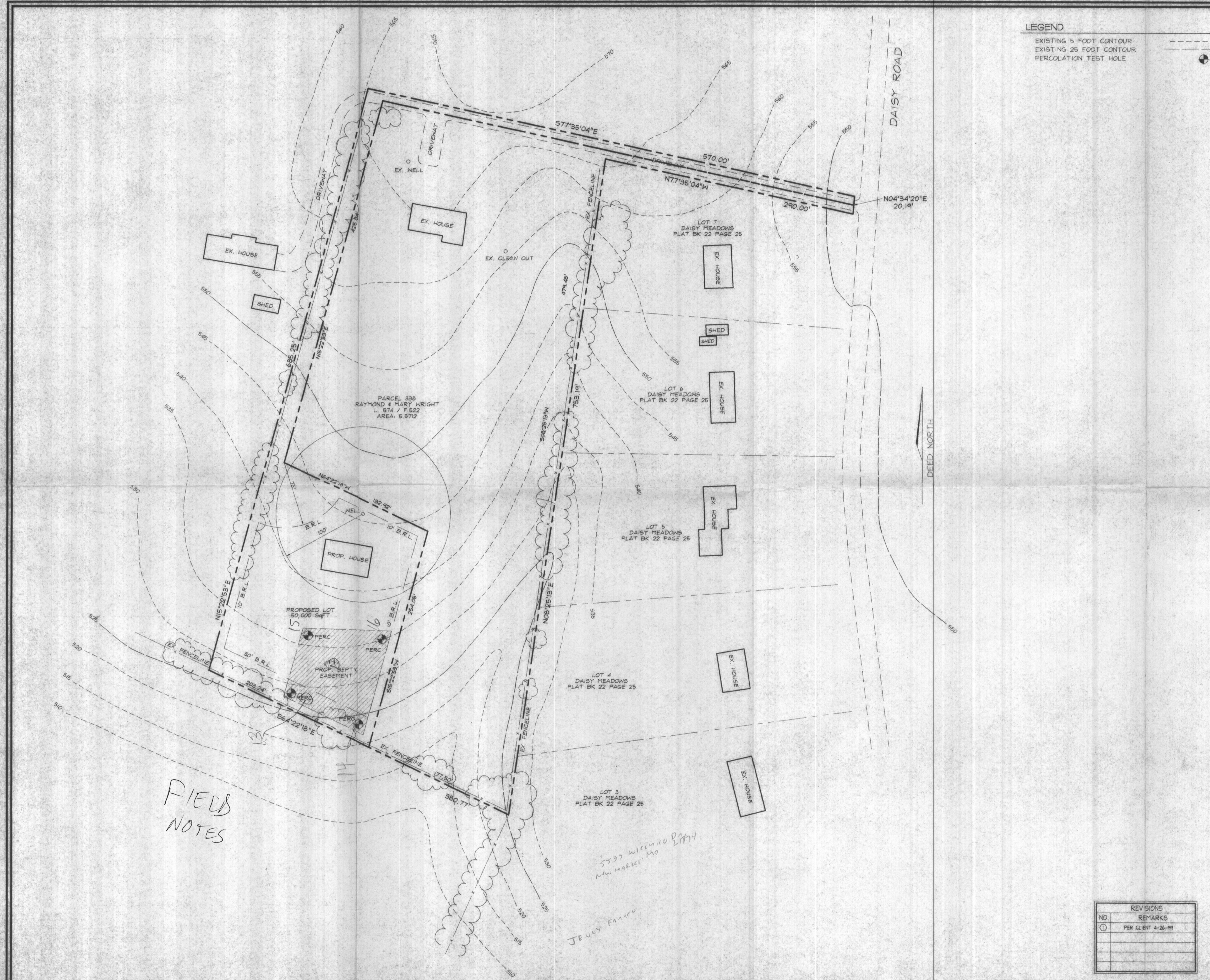
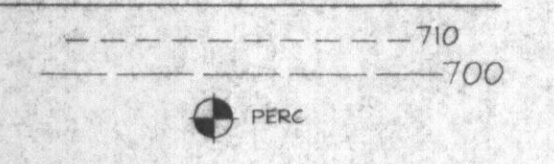
RECORDED AS PLAT NO _____ ON _____
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

WRIGHT PROPERTY
 LOT 1 AND PRESERVATION PARCEL A
 ZONED: RC-DEO
 REF: WP-00-04
 TAX MAP NO:7 BLOCK:24 PARCEL NO:338
 FOURTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 DATE: AUGUST, 1999
 GRAPHIC SCALE
 0 100 150 200 300
 SCALE: 1"=100'
 SHEET 1 OF 1
 F 00-

ACAD FILE: \\CAD\DOBS\FARRELL\RP\PLAT.DWG

LEGEND

EXISTING 5 FOOT CONTOUR
 EXISTING 25 FOOT CONTOUR
 PERCOLATION TEST HOLE



FIELD NOTES

5537 Wilson Dr
 New Market, MD
 JENNY FINCO

WRIGHT PROPERTY
 PLAN TO ACCOMPANY
 PERCOLATION TESTING
 TAX MAP #7 4TH ELECTION DISTRICT
 PARCEL 338 HOWARD COUNTY, MARYLAND

VOGEL & ASSOCIATES
 ENGINEERS-SURVEYORS-PLANNERS
 3091 Park Avenue, Suite 101 • Ellicott City, Maryland 21043
 Tel 410.461.5828 Fax 410.465.3866

REVISIONS	
NO.	REMARKS
①	PER CLIENT 4-26-99

DESIGN BY: MDM
 DRAWN BY: MDM
 CHECKED BY: RLH/V
 DATE: APRIL 1999
 SCALE: 1"=50'
 W.O. NO.: 9946

SHEET OF