

APPLICATION

PERCOLATION TESTING

A 513323

P _____

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

*Proposal-Resubdivide
to create 3 buildable
lots*

DISTRICT _____

DATE 3/16/00

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 CARLYN ALIAH
ADDRESS 1340 CROWS FOOT ROAD MARRIOTTSVILLE, MD 21104
PHONE 410 442-7575

AGENT OR PROSPECTIVE BUYER SHANABERGER & LANE
ADDRESS 8726 TOWN & COUNTRY BLVD. SUITE 102
ELLICOTT CITY, MD 21043 PHONE 410 461-9563

PROPERTY LOCATION: RESUBDIVISION OF MEADOWOOD S.2, A.3, LOT 61 & ALIAH PROP.
SUBDIVISION _____ LOT NO. (80)

ROAD AND DESCRIPTION CROWS FOOT ROAD, 700' ± SOUTH WEST

TAX MAP 9 PARCEL # 195

SIZE OF LOT: 3 AC ± TYPE BLDG. EX. SFD
(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. Julie Immler
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

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

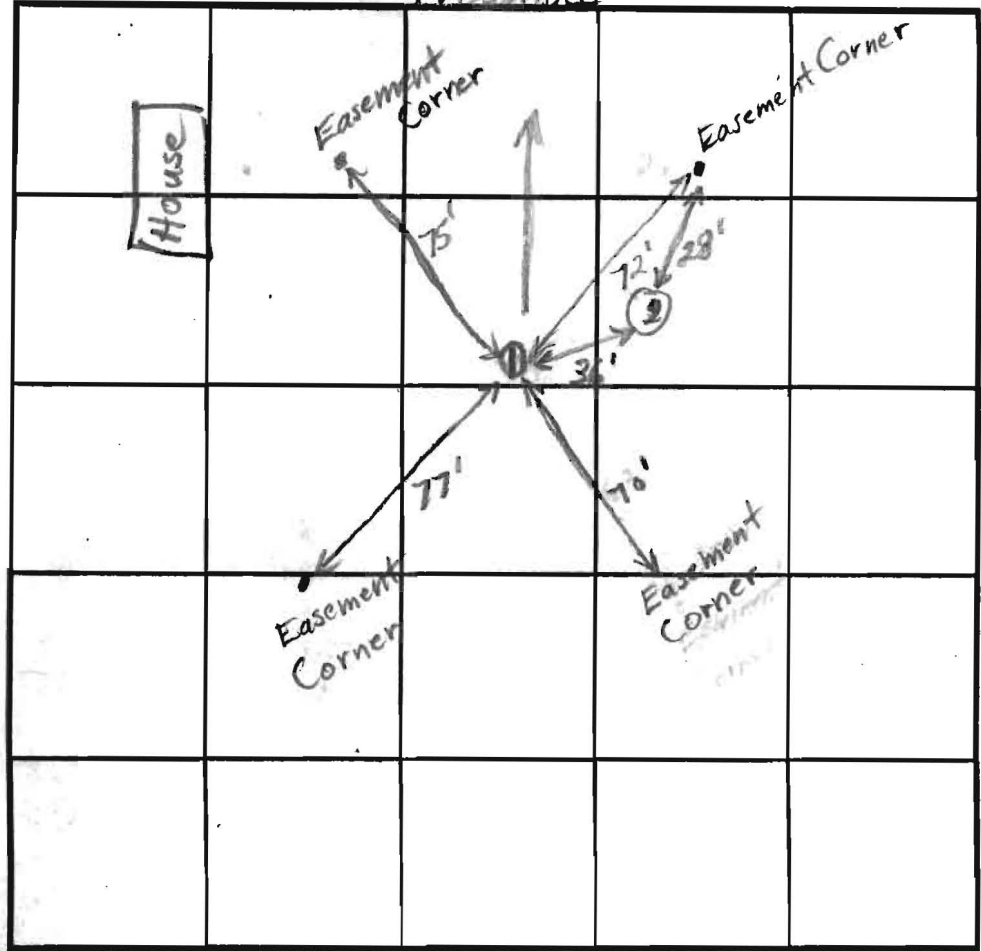
S. Streambed

SOIL PROFILE

0'
Or-Brn
Clay Loam
3'
Or-Brn
Sa Cl Loam
5'
Med. Brn
Sa Loam
Rock
Pocket
~ 50% Rock
8'
Light Br
Sandy Loam
20% Rock
12'

2'
Or Brn
Clay Loam
3'
Med.
Brown
Sa Loam
20%
Rock
3'

3'



SOIL PROFILE

0'

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

| DATE | TEST NO. | DEPTH | PRE-WET | | TEST - 1" DROP | | TIME |
|--------|----------|------------|-------------|------|----------------|------|------|
| | | | START | STOP | START | STOP | |
| 5/4/00 | 1 | 3.5' / 12" | 3:17 | 3:20 | 3:20 | 3:24 | 4 |
| | 2 | 13' V | See Profile | | | → | OK |
| | | | | | | | |
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| | | | | | | | |

REMARKS _____

TYPE OF SOIL _____

TESTED BY Brian Baker ALSO PRESENT Julie, Covey Const.

TRENCH DESIGN DATA: AVERAGE PERCOLATION _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTT _____ SQ. FT./BEDROOM _____

APPLICATION

PERCOLATION TESTING

A 513323

P _____

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

DISTRICT _____

DATE 3/16/00

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 CARLYN ALIAH

ADDRESS 1340 CROWS FOOT ROAD MARRIOTTVILLE, MD 21104
PHONE (410) 442-5575

AGENT OR PROSPECTIVE BUYER SHANABERGER & LANE

ADDRESS 8726 TOWN & COUNTRY BLVD SUITE 201
ELLICOTT CITY, MD 21043 PHONE 410-461-9563

PROPERTY LOCATION: RESUBDIVISION OF MEADOWOOD S. 2, A 3, ^{LOT} 61 ^{AND ALIAH PROP.} LOT NO. 81

ROAD AND DESCRIPTION CROWS FOOT ROAD, 230'± WEST

X MAP 10 PARCEL # 312

SECTION OF LOT 3 AC ± TYPE BLDG. SFD
(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. Julie Ammer
(SIGNATURE OF APPLICANT)

APPROVED BY _____ FOR _____ DATE _____

DISAPPROVED BY _____ FOR _____ DATE _____

OLD PENDING FURTHER TESTS _____

REASONS FOR REJECTION OR HOLDING _____

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

513323

COUNTY #

SOIL PROFILE

(689)

Red Brown Clay Loam

5' Light Red Brown Sandy Clay Loam

Rock pockets with ~50% Rock Some Bands

9.5' Light Brown Sandy Loam 10-20% Rock

(690)

Red Brown Clay Loam

5'-6" Orange-Brown Sandy Clay Loam

20% Rock

10' Light Brown Sandy Loam

14' 15-20% Rock

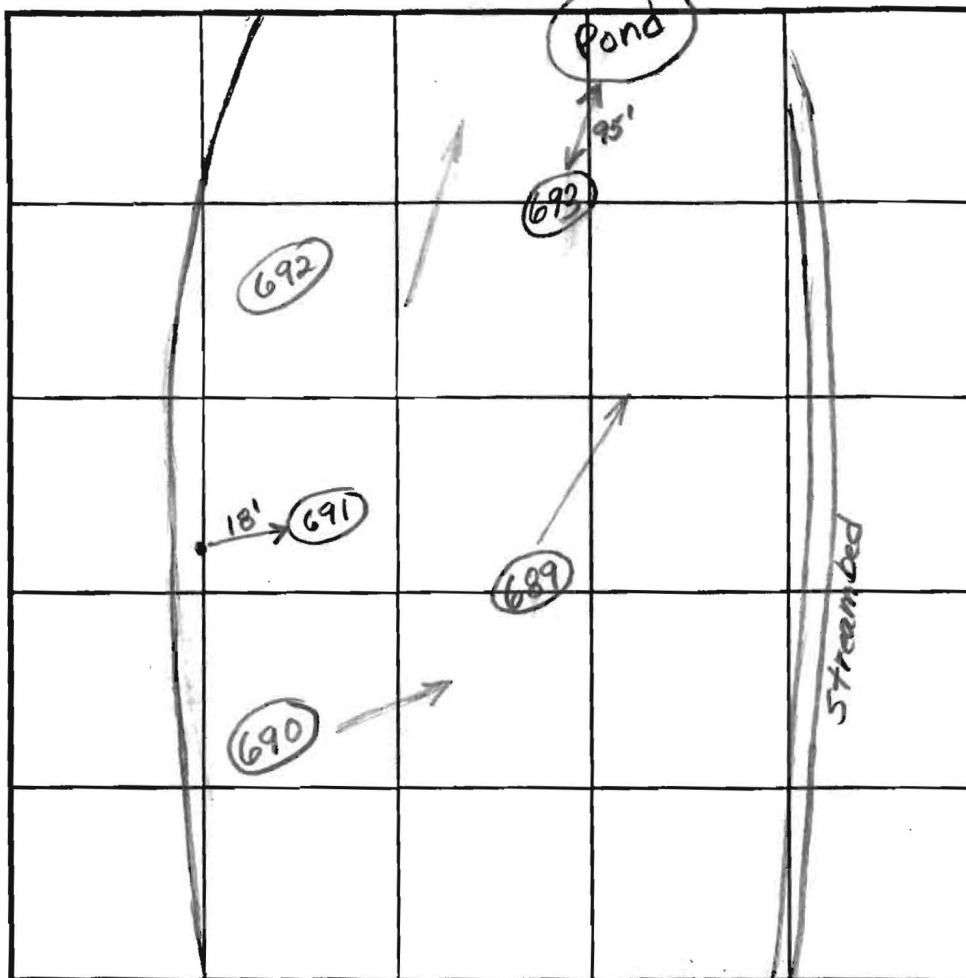
(691)

Red-Brown Clay Loam

5' Or-Brown Sandy Clay Loam Rock Pockets with ~50% Rock

10' Light Br Sandy Loam 10% Rock

15'



SOIL PROFILE

(692)

Red Brown Clay Loam

4'-5" Or-Brown Sandy Clay Loam 20% Rock

9' Light Brown Sandy Loam 20% Rock

(693)

Red-Brown Clay Loam

4' Or-Brown Sandy Clay Loam, Rust colored rock bands 20-30% rock

9' Light Brown Sandy Loam 20% Rock

INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

| DATE | TEST NO. | DEPTH | PRE-WET | | TEST - 1" DROP | | TIME |
|--------|----------|----------|---------|-------|------------------------|------|------|
| | | | START | STOP | START | STOP | |
| 5/4/00 | 689 | 3.5'/12V | 10:58 | 11:08 | Pulled Little Movement | | Slow |
| | | 5.0' | 12:10 | 12:15 | | | 9 |
| | 690 | 3.5'/14V | 11:27 | 11:34 | Pulled Little Movement | | Slow |
| | | 4.0' | 11:39 | 11:44 | Pulled Little Movement | | Slow |
| | | 6.0' | 11:51 | 11:54 | | | 6 |
| | 691 | 5'/15V | 12:46 | 12:49 | | | 4 |
| | 692 | 4.5'/10V | 1:11 | 1:20 | | | 16 |
| | 693 | 4'/13.5V | 10:38 | 10:40 | | | 5 |

REMARKS Rock strata located between approximately 5-10 foot depth.

TYPE OF SOIL _____

TESTED BY Brian Baker ALSO PRESENT Julie, Corey Const.

TRENCH DESIGN DATA: AVERAGE PERCOLATION TIME _____ TRENCH WIDTH _____

INLET DEPTH _____ MAXIMUM BOTTOM DEPTH _____ SQ. FT/BEDROOM _____



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

May 16, 2000

Shanaberger & Lane
Attention: Julie
8726 Town & Country Boulevard
Suite 201
Ellicott City, Maryland 21043

RE: Percolation test results
Purpose: Resubdivision
Property ID: Meadowood - Section II
Lots - 80, 81, & 82
Crows Foot Road
Tax Map: 9 Parcel: 195

Dear Sir or Madam:

Percolation testing conducted Thursday, May 5, 2000, on the above referenced property indicated satisfactory soil conditions.

A registered engineer should submit a Percolation Certification Plan showing the following information to this office:

- actual locations & elevations of all excavated test holes
- suitable house and well site
- locations of existing wells and septics within 100 feet of property boundaries
- streams/swales/springs and any other relevant landscape features
- contour lines

Copies of the percolation test results are enclosed.

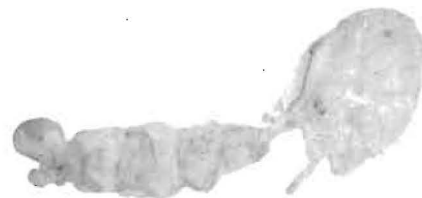
If you have any questions regarding this matter, you may contact me at the address below or by calling (410) 313-2640.

Sincerely,

Brian Baker

Brian Baker - Sanitarian
Water and Sewerage Program

Enclosures
cc: Carlyn Aliah
Covey Construction
File



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

March 27, 2000

Ms. Carlyn Aliah
1340 Crows Foot Road
Marriottsville, Maryland 21104

RE: **Wet season percolation test date**
Proposed Use: Subdivision
Property ID: Meadowood, Lots 80 thru 82
Crows Foot Road
Tax Map: 9 Parcel #195

Dear Ms. Aliah:

Wet season percolation testing has been tentatively scheduled for the above referenced property for **Thursday, May 4, 2000 at 10:00 a.m.** Please call this office at (410) 313-2640 to confirm your acceptance of these percolation test dates. You shall be responsible for having a contractor on site to excavate the test holes at the corners of the proposed septic area(s).

In the event of uncertain weather (i.e., precipitation or extremes of temperature), please contact this office prior to 9:00 a.m. on the test date to determine whether or not percolation testing can be performed on that date. If it is not feasible to perform the test, a new test date shall be assigned.

Please be advised that current groundwater levels are considerably lower than levels of previous years. Therefore, a supplemental buffer shall be added to account for this deficiency in the groundwater levels as part of our judgement of the soil suitability for septic systems. This supplemental buffer shall be applied in addition to that which is dictated by state regulatory standards. Furthermore, information gathered during this limited wet season may be subject to further consideration.

Percolation test results may be expected by mail approximately two weeks after the completion of the percolation testing.

Thank you in advance for your cooperation in this matter.

Sincerely,

Donna K. Soe, R.S.
Water and Sewerage Program

Cc: Shanaberger & Lane – Julie Immler
file



HOWARD COUNTY HEALTH DEPARTMENT

Diane L. Matuszak, M.D., M.P.H., County Health Officer

January 19, 2001

MEMORANDUM

TO: Cindy Hamilton, Chief
Division of Land Development
Department of Planning and Zoning

FROM: Brian Baker 
Water and Sewerage Program

RE: File Number: F-01-68
Title: Meadowood, Section 2, Area 3, Lots 80 - 82

The following comments apply to the above referenced document:

All proposed sewage disposal easements require modification prior to Health Department approval. Engineer should contact Health Department directly to resolve this issue.

DKC

Cc: file

Howard County Department of Planning and Zoning
Division of Land Development

WAIVER PETITION APPLICATION

Date Submitted/Accepted _____ DPZ File Number _____

I. **Site Description**

Subdivision Name/Property Identification: MEADOWOOD S.2 A.3 LOTS 80-82
Location of property: 1340 CROWS FOOT ROAD
(Street Address and/or Road Name)

RESIDENTIAL (Existing Use) RESIDENTIAL (Proposed Use)

0/10 (Tax Map No.) 12/7 (Grid/Block No.) 195/312 (Parcel No.) THIRD (Election District)

RR-DED (Zoning District) 0.6681 ACRES (Total Site Area)

Provide a brief site history including reference to all previously submitted or currently active plans on file with the County (subdivision plans, Board of Appeals petitions, waiver petitions, etc.)

II. **Waiver Request**

In accordance with Section 16.104 of the Howard County Subdivision and Land Development Regulations, the Department of Planning and Zoning, in conjunction with the Subdivision Review Committee **may grant waivers or modifications to the minimum requirements stipulated within the Regulations if it is determined that extraordinary hardships or practical difficulties may result from strict compliance with the regulations, or if it is determined that the regulations may be served to a greater extent by an alternative proposal.**

In the area below, the petitioner shall enumerate the specific numerical section(s) from the Subdivision and Land Development Regulations for which a waiver is being requested and provide a brief summary of the regulation. Attach a separate sheet if additional information is appropriate.

| <u>Section Reference No.</u> | <u>Summary of Regulation</u> |
|------------------------------|--------------------------------|
| 1. <u>16.120.(6)(ii)(a)</u> | <u>MAXIMUM PIPESTEM LENGTH</u> |
| 2. _____ | _____ |
| 3. _____ | _____ |
| 4. _____ | _____ |
| 5. _____ | _____ |

III. **Justification** (if additional space is needed for justification, please attach to the application)

All waiver requests must be fully justified by the petitioner. Incomplete or inadequate justification may result in rejection of the application. 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.

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 application 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 or if an associated plan is in active processing, 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: | <u> I </u> | Information Provided | <u> X </u> | Information Not |
| Provided, | | | | Justification |
| <u> NA </u> | | Not Applicable | | |
| Attached | | | | |

- 1. Vicinity map scale 1" = 2,000'.
- 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.

- 3. North arrow and scale of plan.
- 4. Location, extent, boundary lines and area of any proposed lots.
- 5. Any existing or proposed building(s), structures, points of access, driveways, topography, natural features and other objects and/or uses on the subject and adjacent properties which may be relevant to the petition; i.e. historic structures, cemeteries or environmentally sensitive areas.
- 6. Delineation of building setback lines.
- 7. Delineation of all existing public road and/or proposed street systems.
- 8. Identification and location of all easements.
- 9. Approximate delineation of floodplain, wetland and forested areas, if applicable.
- 10. Road profile to evaluate sight distance, if the application includes a request for direct access to a major collector or more restrictive roadway classification.
- 11. Any additional information to allow proper evaluation (e.g. for waivers to wetland buffers an alternative analysis and mitigation proposal are needed; for waivers to SDP requirements where there is no subdivision of land, an APFO Roads Test evaluation may be needed).
- 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- 13. The exhibit plans should be highlighted to accurately illustrate the requested waiver(s) to allow proper evaluation (i.e. proposed grading, tree clearing or other disturbances within environmentally sensitive areas or buffers).

V. **Fees**

The Waiver Petition application fee shall be in accordance with the adopted fee schedule. All checks shall be made payable to the *Director of Finance*. **The petition will not be accepted for processing until the fee has been paid. Incomplete, incorrect or missing information may result in the rejection of the application and could cause additional time to be required to revise the petition for resubmittal and re-review.**

VI. **Owner's/Petitioner's Certification**

I/WE the undersigned fee simple owner(s) hereby make application to the Howard County Department of Planning and Zoning to relax the minimum requirements of the Howard County Subdivision and Land Development Regulations. The undersigned hereby certifies the information supplied herewith is correct and complete, confirms that the regulations and policies as referred to in the attached are understood, and authorizes periodic on-site inspections by the Howard County Subdivision Review Committee agencies. ***If the applicant is the owner's agent, written documentation from owner granting that authority is required.**

| | | | |
|---|----------------------------|--|--|
| X <u>Carlyn Aliah</u> (Signature of Property Owner) | <u>13 Oct 00</u> (Date) | <u>Shanaberg & Lane</u> (Signature of Petition Preparer) * | |
| <u>Carlyn Aliah</u> (Name of Property Owner) | | <u>SHANABERGER & LANE</u> (Name of Petition Preparer, Surveyor/Engineer or Agent/Developer) | |
| <u>1340 CROWS FOOT ROAD</u> (Address) | | <u>6726 TOWN & COUNTRY BLVD SUITE 201</u> (Address) | |
| <u>MARRIOTTVILLE, MD 21104</u> (City, State, Zip Code) | | <u>ELM COTT CITY, MD 21043</u> (City, State, Zip Code) | |
| (E-mail) _____ (Telephone) _____ | | (E-mail) <u>shanlane@earthlink.net</u> (Telephone) _____ | |
| Contact Person: <u>CARLYN ALIAH</u> | | Contact Person: <u>Julie Immler</u> | |

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 _____

SHANABERGER & LANE

Surveying • Land Planning • Construction Stakeout

October 16, 2000

Howard County Department of Planning and Zoning
Division of Land Development
George Howard Building
3430 Court House Drive
Ellicott City, Md. 21043
attention: Ms. Cindy Hamilton, Chief

re: Waiver Petition, Meadowood Section 2, Area 3, Lots 80 - 82
Previous File Numbers: VP-84-39-A1, S-84-08, S-87-13, P-88-78, F-89-214

Dear Ms. Hamilton:

The purpose of this letter is to request a waiver of 1 section of the Subdivision and Land Development Regulations in order to subdivide the Aliah Property (Liber 1002, F. 104) and Meadowood Section 2, Area 3, Lot 61 into a total of 3 residential lots.

The Aliah property is presently a deeded parcel of land, improved by a dwelling and various other structures, on the east side of Maryland Route 32 north of West Friendship. The property contains a 3-foot wide fee-simple pipestem extending to Maryland Route 32. The Aliah Property has access to Crows Foot Road by way of an existing easement across Lot 61 recorded in Liber 3330, Folio 630. Meadowood Section 2, Area 3, Lot 61 is an existing unimproved lot with a 50-foot wide pipestem leading to Crows Foot Road.

The waiver requested, and justification of granting the waiver, is as follows:

Section 16.120.(6)(ii)(a)—limiting the length of pipestems to 1500-feet for non-cluster lots in the RC and RR zones. It is possible to create Lots 81 and 82 without exceeding the 1500-foot limit on pipestems. However, the existing pipestem leading to Maryland Route 32 exceeds 1500 feet (the length of the existing pipestem is approximately 3,249 feet). A waiver of this Section is justified because the pipestem is existing, we are not adding any length or new lots to the pipestem, and Lots 81 and 82 will have frontage on Crows Foot Road and will not exceed the 1500-foot pipestem limit. Lot 80 will have access to Crows Foot Road via a proposed ingress and egress easement across lots 81 & 82 as shown on the attached plan.

Because the intent of the Regulations is to assist in the orderly development of land, and not to prevent the development of land, and because the waiver requested is the minimum regulatory relief required in order to subdivide the Aliah Property and Meadowood Section 2, Area 3, Lot 61, I believe the waiver request is justified.

If I can offer any further information with which to evaluate this request, please do not hesitate to contact me.

Sincerely,


G. Scott Shanabarger
Professional L. S.

SHANABERGER & LANE

Surveying • Land Planning • Construction Stakeout

RESPONSE TO COUNTY COMMENTS

PLAN NAME: Meadowood Section 2, Area 3, Lots 80 -82

FILE NUMBERS: WP-01-45, F-01-68

DATE: January 15, 2001

DATE OF COMMENTS: December 1, 2000

AGENCY & COMMENT

DPZ / DLD-----GENERAL

RESPONSE

1. We will add a note to the plat referencing the waiver, action taken and date of the decision as soon as we receive that decision.
2. The total number of existing users on the use-in-common driveway to Crows Foot Road was set at 5 by approval and recordation of Plat #10210. The total number of proposed users on the same driveway will remain 5 under this proposal. Since the number of users is not being increased above that which was originally proposed, it is unfair to apply more restrictive current standards on an existing use-in-common driveway.
3. The Existing Private U.I.C. Easement to Crows Foot Road was approved for use by 5 properties, and is proposed for use by 5 properties. There is no additional usage of the easement for which to seek approval from owners of Lot 60. For that reason I do not believe it is necessary to add Lot 60 to the Final Plat
4. Title Block has been changed to indicate: Meadowood, Section 2, Area 3, Lots 80-82; A Resubdivision of lot 61, Meadowood, Section 2, Area 3, and a Subdivision of Parcel 95, Tax Map 9, Block 12, and Tax Map 10, Block 7, 3rd Election District of Howard County, MD.
5. Net lot size of lot 80 has been corrected in the minimum lot size chart.
6. The older recorded plat of Meadowood Section 2, Area 3 was

surveyed in relationship to NAD '27 survey control points. Current Final Plat of Meadowood Section 2, Area 3, Lots 80 - 82 presently under review was surveyed in relationship to NAD '83 survey control points, resulting in different coordinates and bearings. No differences in distances were found in our recent survey. Please call me if I haven't explained this clearly enough.

7. The inspection date has been added to Note No. 18. A floodplain study is not required for this subdivision because the drainage area is less than 30 acres, per Howard County Design Manual Volume I, Section 6.4, (17.5 acres drains to the lowest part of the property). Requested note has not been added. There were no wetlands or floodplains shown on Lot 61 of the previously recorded plat (F-89-214), which is part of this resubdivision.

8. Note has been changed accordingly.

9. Front setbacks have been reduced to meet the minimum lot width.

10. Parcel numbers have been added. The reference of 1002/104 is correct. The deed reference was shown erroneously on previously recorded plat.

11. Lot numbers have been added for both use-in-common access easements. Should a revised use-in-common driveway maintenance agreement be required, it will be submitted with final plat originals, and a note will be added to the plat.

12. The 25' access easement located across Lot 81 is for Lot 80 as shown, and is also for Weston Property.

13. Done.

14. Honeycomb symbol has been removed from existing easement as requested. A driveway maintenance agreement for the new easements will be submitted with the Final Plat original. See Note No. 19.

We are no longer proposing to abandon any part of the existing

easement. Note has been added to new easements.

15. Legend has been added to sheet 2 of 2.

16. There is no previously recorded maintenance agreement for the pond.

17. Note No. 20. Has been revised.

18. See Note No. 18 on Final Plat.

19. Acknowledged.

20. Building Restriction Lines have been labeled.

21. There is no easement for Weston Property on VanAnden. The strip of land south of Lot 80 is a fee simple pipestem that leads to MD Route 32. The panhandle is owned in fee simple by Weston (L. 845, F. 182, Parcel 190), and the deed reference has been added to the plat.

22. Done.

LANDSCAPE PLAN

1. The 20' wide adequate existing buffer has been labeled on the northern and western portion of Lot 82.

2. Note has been added to the plan.

FOREST CONSERVATION

1. Pertinent information from worksheet has been added to plan.

2. Note has been added.

DPZDED

1. Acknowledged.
2. Deeds are enclosed herewith.

SHA

1. No new users are being added to Emory Farm Lane.

RESPONSE TO COUNTY COMMENTS PREPARED BY:

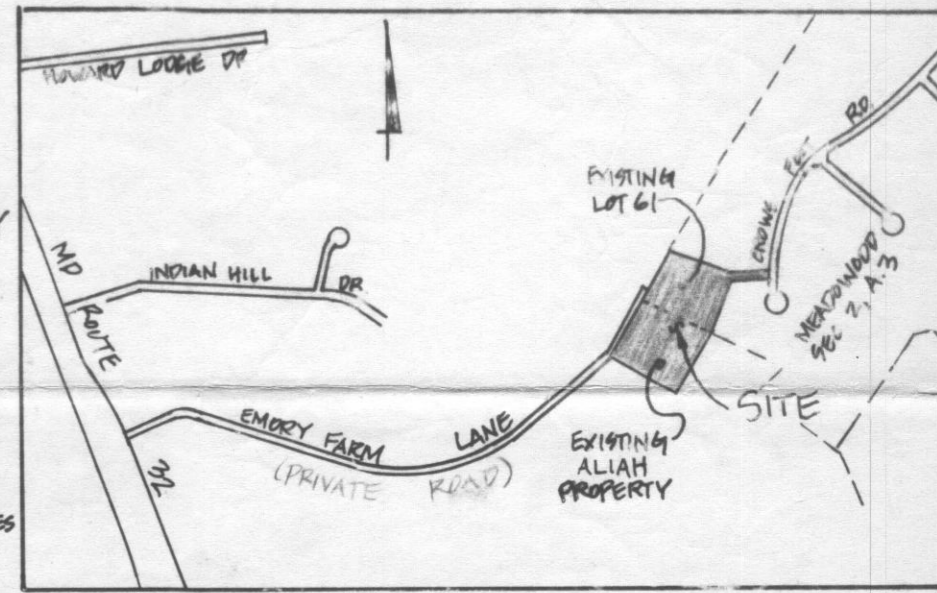

G. Scott Shanaberger

1/16/2008

NOTES:

- SUBJECT PROPERTIES ZONED: RR-DEO
 - THE TOPOGRAPHY SHOWN HEREON IS TAKEN FROM HOWARD COUNTY 1"=200' AERIAL PHOTOGRAMMETRY.
 - DESIGNATES SLOPES 25% OR GREATER
 - DESIGNATES PROPOSED HOUSE
 - DESIGNATES EXISTING 10,000 S.F. PRIVATE SEWAGE EASEMENT
 - DESIGNATES SOILS LINE
 - DESIGNATES TREE LINE (FROM AERIAL PHOTOGRAMMETRY)
 - DESIGNATES EXISTING WELL
 - DESIGNATES PROPOSED LOT NUMBER AND ACREAGE
 - DESIGNATES PROPOSED WELL
 - DESIGNATES APPROVED PERC HOLE AND ELEVATION TESTED ON 5/4/00.
 - DESIGNATES APPROVED PERC HOLE FROM PRELIMINARY PLAN DATED MARCH, 1980, AND PREPARED BY D.S. THALER & ASSOCIATES, INC.
- THIS AREA DESIGNATES A PROPOSED PRIVATE SEWAGE EASEMENT OF 10,000 S.F. AS REQUIRED BY THE MD STATE DEPT. OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED. THIS EASEMENT 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. A REVISED PLAT SHALL NOT BE NECESSARY.

**FANHANDLE
DETAIL
1"=200'**



APPROVED FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS, HOWARD COUNTY HEALTH DEPT.

Dorie Klatsch 6/13/00
COUNTY HEALTH OFFICER

ALL VISIBLE WELLS AND SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY ARE SHOWN HEREON.

FIELD LOCATED PERC TEST PLAT RESUBDIVISION OF MEADOWOOD SEC. 2, A.3, LOT 61 AND ALIAH PROPERTY INTO LOTS 80-82, MEADOWOOD, SEC. 2, AREA 3

3RD ELECTION DISTRICT HOWARD COUNTY, MD DATE MAY 21, 2000 SCALE: 1"=100'

SAVED SIGNED PERC PLAT

MINIMUM LOT AREA CALCULATIONS

| LOT NO. | GROSS LOT AREA | PRESTEM AREA | MINIMUM LOT AREA |
|---------|----------------|--------------|------------------|
| 80 | 3.17 AC. | 0.17 AC. | 3.00 ACRES |
| 81 | 3.23 AC. | 0.22 AC. | 3.01 ACRES |
| 82 | 3.15 AC. | 0.14 AC. | 3.01 ACRES |

REVISIONS

| DATE | REVISION | BY |
|---------|---|-----|
| 4/1/00 | ADD EX. BUILDINGS LOT 80, REVISE LOT LINES, ADD WELL & SEPTIC INFO. | JAI |
| 5/1/00 | REV. LOT LINES, PERC AREAS | JAI |
| 5/21/00 | ADD FIELD LOC. PERCS, SIGNATURE BLOCK. | JAI |

Septic Easements Reconfigured on Final

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