



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

AP 520074-B

AGENCY REVIEW: _____

DATE 2/27/2004

DO NOT WRITE ABOVE THIS LINE

I HEREBY APPLY FOR THE NECESSARY TESTING/EVALUATION PRIOR TO ISSUANCE OF SEWAGE DISPOSAL SYSTEM PERMIT(S) TO:

CHECK AS NEEDED:

- CONSTRUCT NEW SEPTIC SYSTEM(S)
- REPAIR/ADD TO AN EXISTING SEPTIC SYSTEM
- REPLACE AN EXISTING SEPTIC SYSTEM

CHECK AS NEEDED:

- NEW STRUCTURE(S)
- ADDITION TO AN EXISTING STRUCTURE
- REPLACE AN EXISTING STRUCTURE

CHECK ONE:

- CREATE NEW LOT(S)
- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH 4 PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE **UNKNOWN** IF APPROPRIATE)
- COMMERCIAL (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/ CUSTOMERS ON ACCOMPANYING PLAN)
- INSTITUTIONAL/GOVERNMENT (PROVIDE DETAIL OF NUMBERS AND TYPES OF EMPLOYEES/USERS ON ACCOMPANYING PLAN)

PROPERTY OWNER(S) TRA: HELEN AYERS

DAYTIME PHONE 410-418-8900 CELL _____ FAX _____

MAILING ADDRESS 40 Forty West Builders 3230 Bethany Lane Ellicott City MD 21042
STREET CITY/TOWN STATE ZIP

APPLICANT Patrick Costello / Forty West Builders, Inc

DAYTIME PHONE 410-418-8900 CELL _____ FAX 410-203-9984

MAILING ADDRESS 3230 BETHANY LANE Ellicott City MD 21042
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION

SUBDIVISION/PROPERTY NAME AYERS PROPERTY / WOODSTOCK ROAD LOT NO. 82nd Parcel

PROPERTY ADDRESS NEAR 1676 WOODSTOCK ROAD WOODSTOCK MD 21163
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 10 GRID 18 PARCEL(S) Part of 50 PROPOSED LOT SIZE 6.0136 +/-

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT.

Patrick Costello
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

AP

226
Red
Brown
Loam 3'

Brown Sil
Silt Loam
L590
Rock

5-10%
Coarse
Fragm
Sandst

HARD
BOTTOM

229
Red
Brown
Loam 1/2'

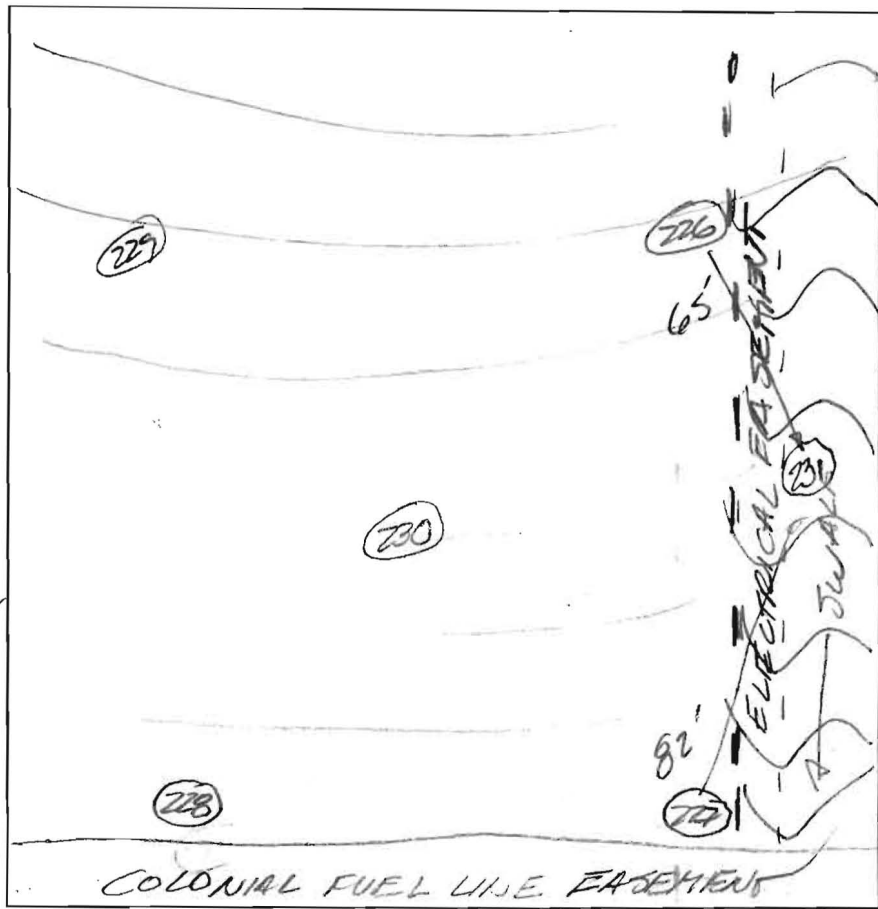
Red
Silt Loam 1/2'

Grey/
Black
Coarsely
Fragm
Sandst
and
Hard
Spinos 3/2'

230
Red
Brown
Loam 2'

Brown
Sil
Silt Loam
L590
Rock

Coarse
Fragm
Sandst
and
Hard
Spinos 5'



228
Red
Brown
Loam 2 1/2'

Brown
Sil
Silt Loam
L590
Rock

Fragm
Sandst
and
Hard
Spinos 1/2'

Bottom
227

Brown
Silt Loam 2'

HARD
ROCK 3'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/FH	
3/23/04	226	5' 11"	9 ⁵⁸	10 ⁰⁴	10 ¹²	8min	P	
3/23/04	229	3 1/2'	HARD GNEISS CANNOT PENETRATE BOTTOM! acquire 4' buffer to rock bottom					F
3/23/04	230	5'	HARD GNEISS MUCH SANDS; CANNOT DIG 1 inch separate 4' buffer to rock bottom					F
	228	4' 3/2"	10 ⁴⁵	10 ⁵¹	11 ⁰²	11min	P	
	227	HARD BOTTOM @ 3'						F

REMARKS _____

SANITARIAN FA BACKHOE Mike Stanley "Spad" OTHERS Steve Costello
Rich Trautman - Colonel
Matt Watson
John Thomas
Fordy
West
Older

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

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



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____ A/P _____

AGENCY REVIEW: _____ DATE _____

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- BUILD ON AN EXISTING LOT IN A SUBDIVISION
- BUILD ON AN EXISTING PARCEL OF RECORD

IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

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- RESIDENTIAL WITH _____ PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE *UNKNOWN* IF APPROPRIATE)
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PROPERTY OWNER(S) _____

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET _____ CITY/TOWN _____ STATE _____ ZIP _____

APPLICANT _____

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET _____ CITY/TOWN _____ STATE _____ ZIP _____

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME _____ LOT NO. _____

PROPERTY ADDRESS _____
STREET _____ TOWN/POST OFFICE _____

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

AS APPLICANT, I UNDERSTAND THE FOLLOWING: THE SYSTEM INSTALLED SUBSEQUENT TO THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS APPLICATION IS COMPLETE WHEN ALL APPLICABLE FEES AND A SUITABLE SITE PLAN HAVE BEEN RECEIVED. I ACCEPT THE RESPONSIBILITY FOR COMPLIANCE WITH ALL M.O.S.H.A. AND "MISS UTILITY" REQUIREMENTS. APPROVAL IS BASED UPON SATISFACTORY REVIEW OF A PERC CERTIFICATION PLAN.

TEST RESULTS WILL BE MAILED TO APPLICANT.

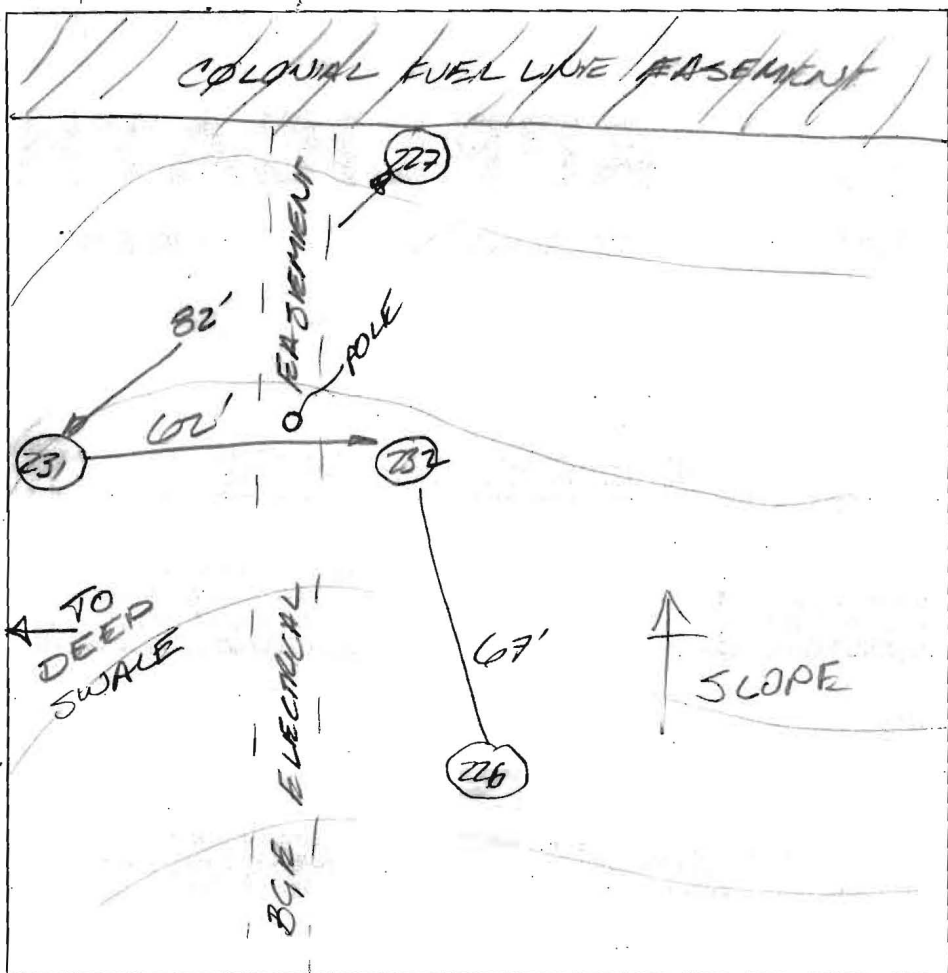
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

A/P

731
 Red
 Brown
 Lean
 Solum
 3'
 Brown
 Solum
 <590
 Pak
 12'

732
 Brown
 Solum
 2 1/2'
 3 1/2'



DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
3/26/04	231	4' / 12'	12 ¹⁰	12 ¹³	12 ²⁰	7min	P
	232	HARD ROCK BOTTOM @ 3 1/2'					F

REMARKS _____
 SANITARIAN (FA) BACKHOE Mike "Spanky" Good OTHERS Steve Costello
John Thomas
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

AP 520406

AGENCY REVIEW: _____

DATE 6/8/04

DO NOT WRITE ABOVE THIS LINE

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PROPERTY OWNER(S) IRA & HELEN AYERS % FORTY WEST BUILDERS, INC.

DAYTIME PHONE 410-418-8900 CELL _____ FAX _____

MAILING ADDRESS 3230 Bethany Lane Suite #1 Ell. Cott City MD 21042
STREET CITY/TOWN STATE ZIP

APPLICANT Forty West Builders, Inc.

DAYTIME PHONE 410-418-8900 CELL _____ FAX 410-203-9984

MAILING ADDRESS 3230 Bethany Lane Ell. Cott City MD 21042
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME AYERS PROPERTY LOT NO. 2nd Parcel

PROPERTY ADDRESS 1676 Woodstock Road (Parcel 2) Woodstock 21163
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) _____ GRID _____ PARCEL(S) _____ PROPOSED LOT SIZE 6 Acres

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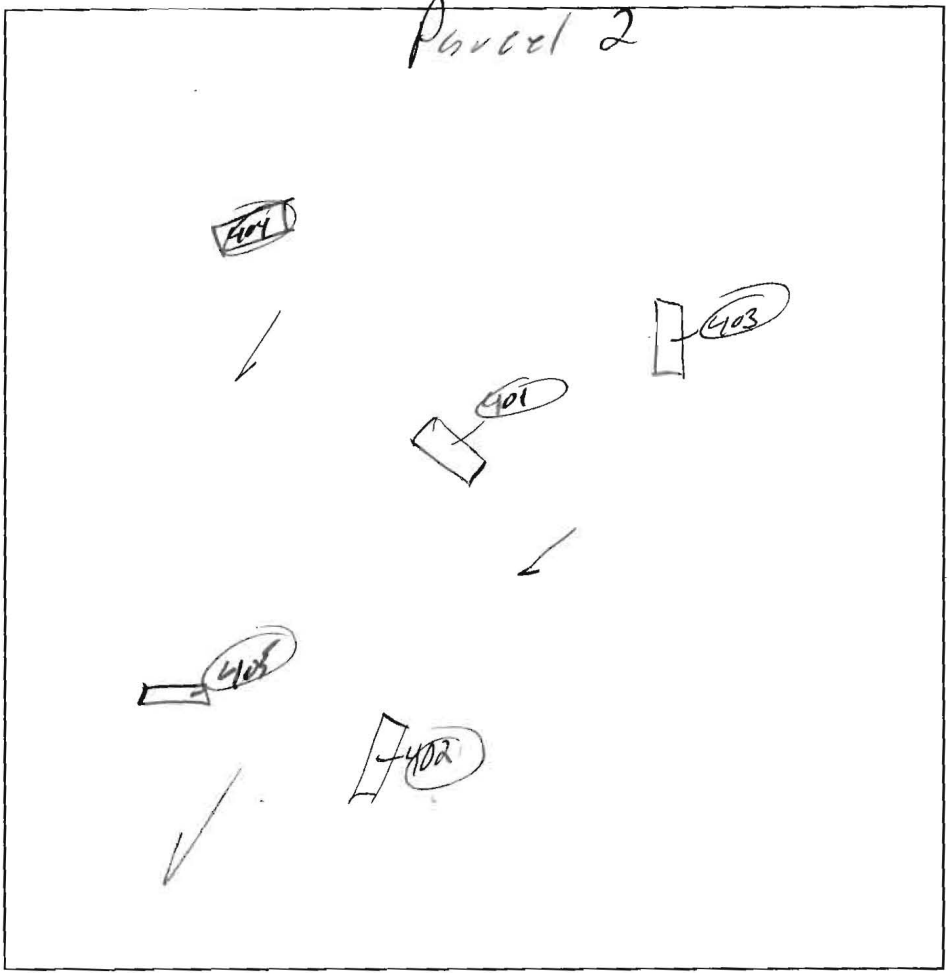
TEST RESULTS WILL BE MAILED TO APPLICANT. _____
SIGNATURE OF APPLICANT

HOWARD COUNTY HEALTH DEPARTMENT, BUREAU OF ENVIRONMENTAL HEALTH, WELL AND SEPTIC PROGRAM
3525-H ELLICOTT MILLS DRIVE, ELLICOTT CITY, MARYLAND 21043-4544 (410) 313-1771 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

A/P 401
 Brown L
 Red/Orange
 Micaous
 Sl
 3'
 Brown/Red
 micaous
 S w/
 5-10%
 Rock
 11'

402
 Brown L
 Red/Brown
 micaous
 Sl
 3 1/2'
 white/Yellow
 Brown S
 5 1/2'
 Brown/Yellow
 Red
 micaous
 S
 12 1/2'

405
 Brown L
 Yellow/Brown
 micaous
 S/Sl
 4 1/2'
 Red/Yellow
 Brown
 micaous
 S w/ 100%
 Qtz
 white Qtz
 at 8"
 12 1/2'



404
 Brown L
 Red/Yellow
 Orange
 micaous
 Sl
 3'
 Yellow/Brown
 micaous
 Sl
 9'
 white/gray
 Brown
 S
 w/ 5%
 Rock
 12 1/2'

403
 Brown L
 Brown/Red
 Orange
 micaous
 Sl
 4'
 gray/white
 micaous
 S w/
 10% flaggy
 Saprolite
 11'

(A)
 Brown L
 Brown/Yellow
 micaous
 Sl
 2 1/2'
 Brown/Yellow
 S/ w/
 trace
 Rock
 8'

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2nd INCH	P/F/H
7/6/01	401	4 1/2' / 11'	10:02	10:03	10:04	1min	F
		Re-Pour	10:05:40	10:07:30	10:09:30	2min	P
	402	4 1/2' / 12 1/2'	10:30	10:33	10:36	3min	P
	405	5' / 12 1/2'	10:53	10:55	10:57	2min	P
	404	5 1/2' / 12 1/2'	11:33	11:35	11:38	3min	P
	403	5' / 11'	11:52	11:55	11:58	3min	P
11/15/04	A	5' / -	-	Visual		OK	P

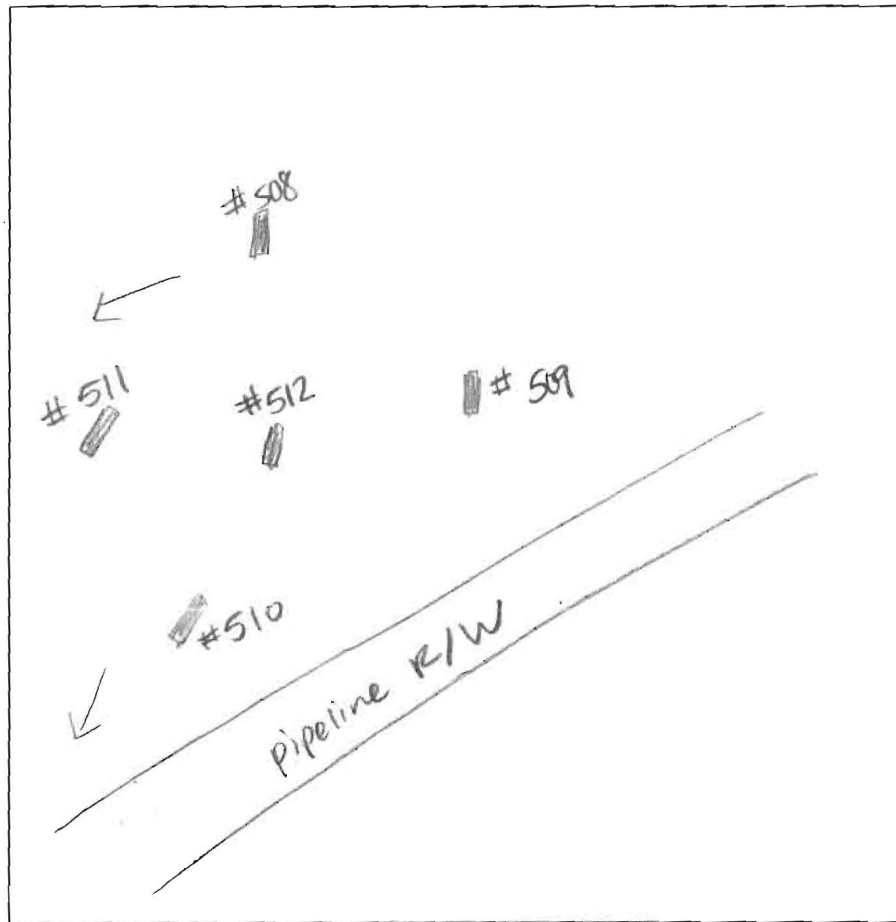
REMARKS Pilled off residue 402 because of slight scale + 405
 SANITARIAN KES BACKHOE Rocky OTHERS Pen, Pat
 TEST HOLES USED IN SDA _____ AVG. PERC TIME _____ SQ. FT/BR _____
 TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE SW _____

AVP

8" **508**
 bm l
 sbk
 brn
 sl
 micaceous
 3.5' brn v fsl
 saprolite
 ↓
 8' dk brn
 fls
 saprolite
 12' botbm

6" **512**
 bm l / roots
 2.8' brn sel
 2msbk
 yellow brn
 micaceous
 fsl
 saprolite
 ↓
 12.5' micaceous
 v fsl
 saprolite

6" **511**
 dk brn
 l
 3' brn sel
 1csbk
 yellow brn
 fsl
 micaceous
 ↓
 6' yellow
 brn fl
 saprolite
 yellow
 brn l
 chls
 7.5'



NOT TO SCALE

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
5-10-10	508	4.5' / 12'	9:10	9:11	9:13 ¹³	2	P
	512	6.5' / 10.5'	9:17	9:19	9:21 ¹⁵	2	P
	511	4.5' / 9.5'	9:27	9:30	9:34	4	P
	510	4.2' / 13'	9:38	9:44	9:52	8	P
	509	5' / 11.5'	9:58	10:00	10:03	3	P
	503	4'	VISUAL				F
	502						

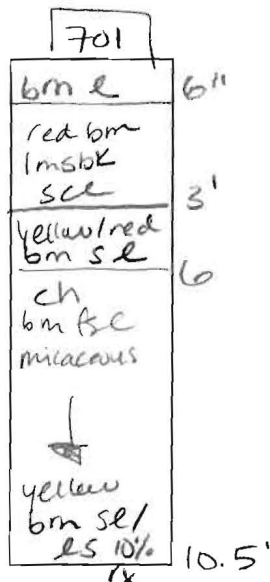
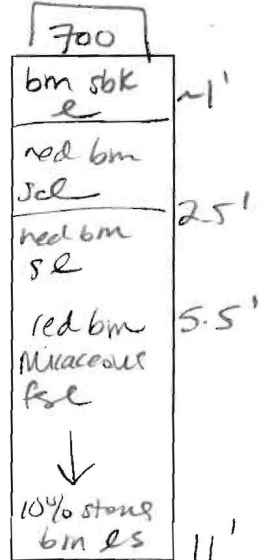
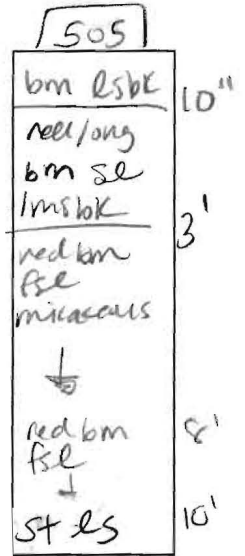
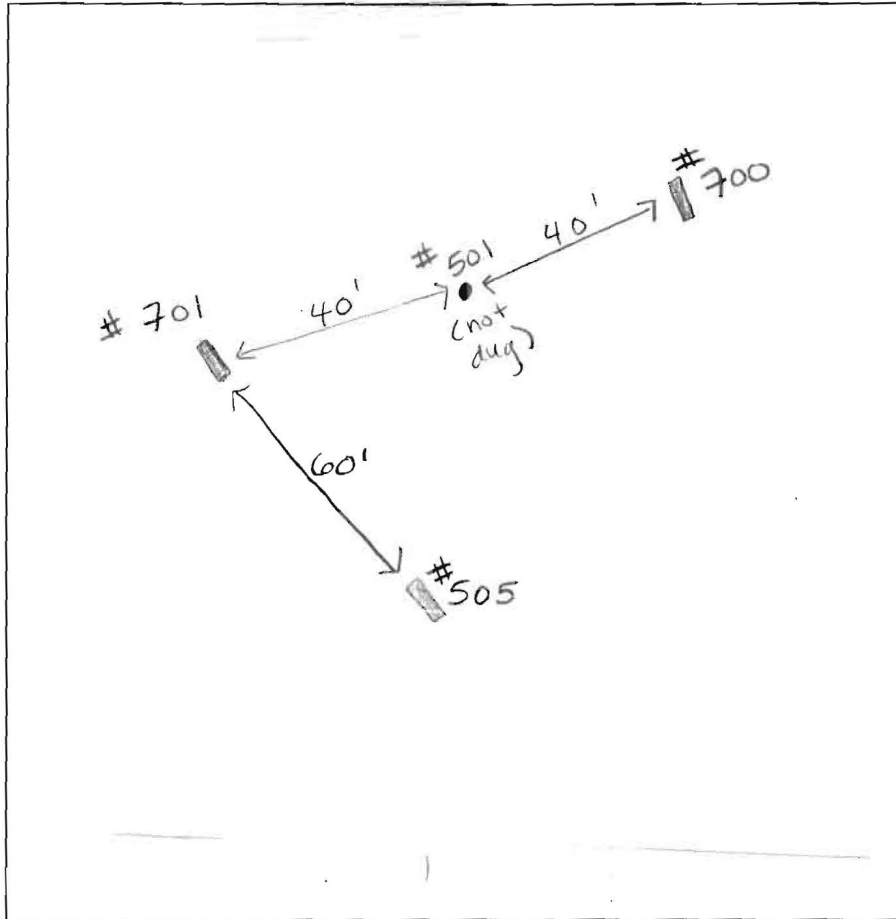
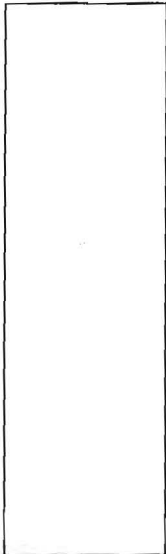
510
 roots bm l
 red brn
 se inside 2'
 red brn
 micaceous
 fse 9'
 ↓
 red brn
 v fsl
 saprolite 13'

509
 roots lc
 bme sbk 1'
 brn sel
 2msbk 3.5'
 brn
 fse 7'
 white /
 yellow
 sil
 saprolite 11.5'

503
 red brn ch
 se 2.8'
 brn micaceous fl
 50% flaggy
 stones
 solidry 4'

REMARKS Lot 2
 SANITARIAN HS BACKHOE Bill Ingram OTHERS Amy Martinez, Pat
 TEST HOLES USED IN SDA 5 AVG. PERC TIME ~4 SQ. FT/BR
 TRENCH WIDTH 2 INLET DEPTH 3 MAX. BOT DEPTH 7 EFFECTIVE S/W 2-2.5'

HB



NOT TO SCALE

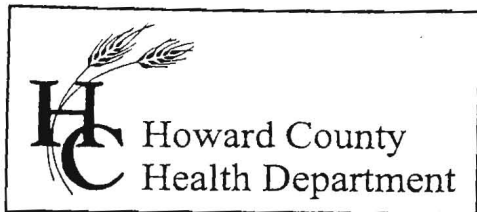
DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
5-10-10	502	4.5'	VISUAL				F
5-10-10	506	4.5'/11'	10:27	10:28	10:30	2	P
	505	4.5'/10'	10:30	10:41	10:50	9	P
	700	4.5'/11'	10:55	10:58	10:58	2	P
	701	4.8'/10.5'	11:18	11:19	11:21	2	P

REMARKS Lot 2

SANITARIAN HS BACKHOE Bill OTHERS Amy, Pat

TEST HOLES USED IN SDA 5 AVG. PERC TIME ~4 SQ. FT/BR

TRENCH WIDTH 3 INLET DEPTH 3 MAX. BOT DEPTH 10 EFFECTIVE SW 2'



3525 H Ellicott Mills Drive, Ellicott City, MD 21043
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Penny E. Borenstein, M.D., M.P.H., Health Officer
July 7, 2004

Forty West Builders, Inc.
3230 Bethany Lane Suite #1
Ellicott City, MD 21042

RE: PERCOLATION TEST RESULTS
Tax Map 10, Parcel 18
Septic area for existing lots of record

Mr. Pat Costello:

Percolation testing conducted July 6, 2004 on the referenced property indicated satisfactory soil conditions. Copies of the test results are enclosed.

Further review is contingent upon submission by a registered engineer/surveyor of a percolation certification plan showing the following:

- 1) Actual locations and elevations of all excavated test holes
- 2) Suitable house locations
- 3) The existing sewage disposal area on the property
- 4) Locations of any other relevant features such as streams, swales, or existing structures
- 5) A note must be included certifying that all existing wells and septic systems within 100 feet of property boundaries have been shown
- 6) A note indicating that depicted topography reflects field-matched information
- 7) A health officer signature block stating "approved for private water and private sewer systems"
- 8) A MDE sewage disposal area statement is required

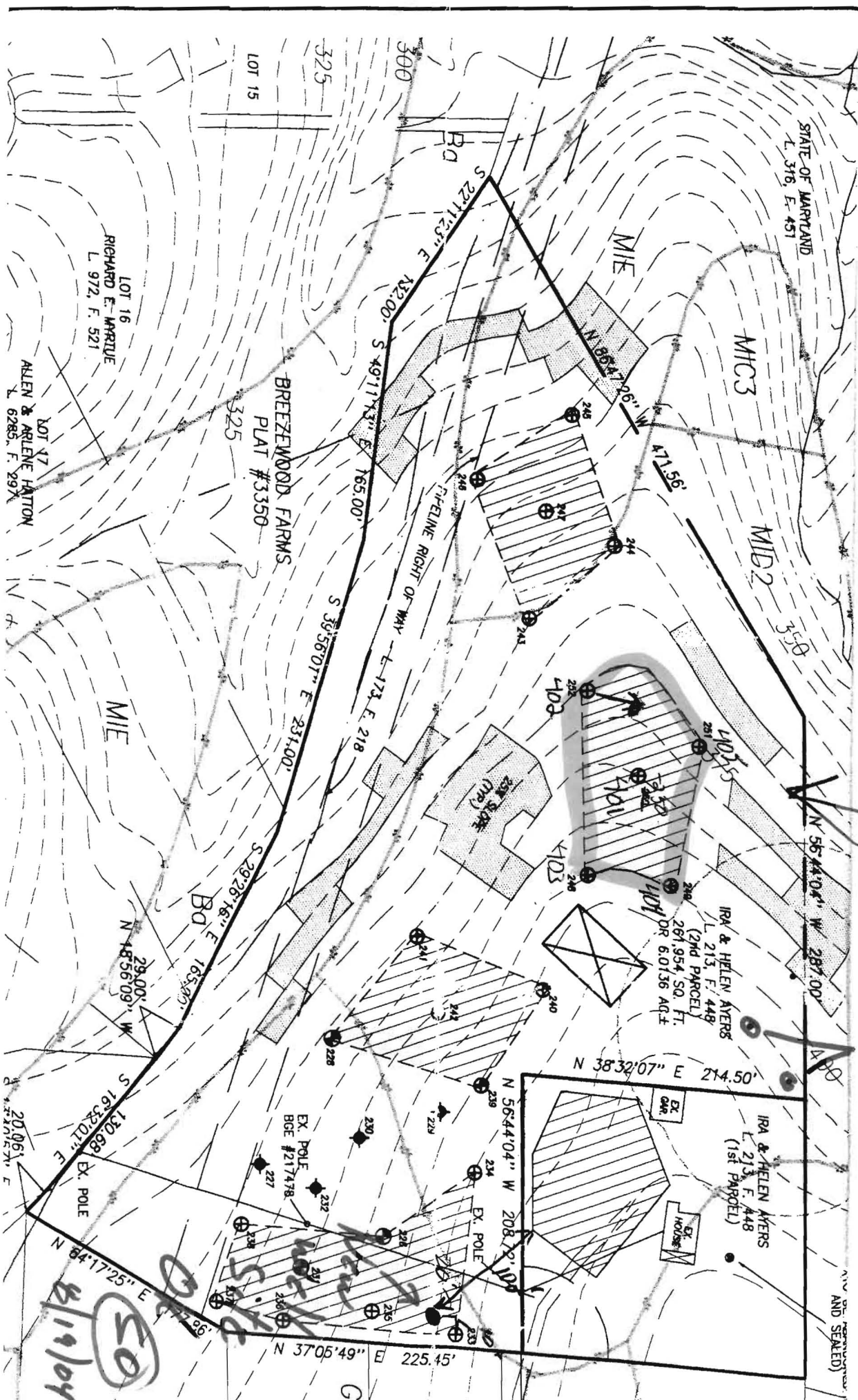
The percolation certification plat should be submitted within 60 days to allow field verification if necessary. If you have any questions regarding this matter, please contact me at the above address or by calling (410) 313-1771.

Sincerely,

Kevin J. Bell
Water and Septic Program

KB
Enclosures
cc: Ira and Helen Ayers
File

1:100
Pave Area that passed
8/19/04
2 day lobes





APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

AP 532595

AGENCY REVIEW: _____

DATE 4-14-10

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IS THE PROPERTY WITHIN 2500' OF ANY RESERVOIR?

- YES
- NO

THE TYPE OF STRUCTURE IS:

- RESIDENTIAL WITH UNKNOWN PROPOSED BEDROOMS IN THE COMPLETED STRUCTURE (NOTE UNKNOWN IF APPROPRIATE)
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PROPERTY OWNER(S) S. Patrick Costello

DAYTIME PHONE 410-203-9980 CELL _____ FAX 410-510-1572

MAILING ADDRESS 3230 Bethany Lane Ste 1 Ellwood City mo 21042
STREET CITY/TOWN STATE ZIP

APPLICANT OWNER

DAYTIME PHONE _____ CELL _____ FAX _____

MAILING ADDRESS _____
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION: Costello Property LOT NO. _____
SUBDIVISION/PROPERTY NAME

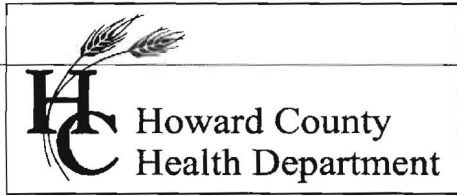
PROPERTY ADDRESS 1680 Woodstock Rd Woodstock 21163
STREET TOWN/POST OFFICE

MAP PAGE(S) 10 GRID 18 PARCEL(S) 50 PROPOSED LOT SIZE 2x3 Acres

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[Signature]
SIGNATURE OF APPLICANT

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



Bureau of Environmental Health
7178 Gateway Drive Columbia, MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

Date: May 14th, 2010

To: Patrick Costello
Forty West Builders

From: Heidi Scott
Development Coordination Section
Well & Septic Program

RE: PERCOLATION TEST RESULTS
1676 Woodstock Rd

Percolation testing was conducted at the above referenced property on May 10th, 2010. Results indicate unsatisfactory and satisfactory soil conditions for onsite wastewater disposal. All holes on Lot 2 passed. Holes #502 & #502 on Lot 1 failed due to shallow rock. Holes #700 & #701 (not per plan) were dug to make up for lost area. The newly proposed SDA on Lot 2 must stay at least 10' from the pipeline r/w. A total of 11 test holes were dug.

Field data collected is shown on the Percolation Test Worksheets enclosed with this letter. Further review of this project is contingent upon submission of a Percolation Certification Plan. If you have any questions regarding this evaluation or requirements for the Percolation Certification Plan, please contact me at (410) 313-6287.

Enclosures
Cc:
File

Howard County Department of Planning and Zoning
Division of Land Development

WAIVER PETITION APPLICATION

Date Submitted/Accepted 11/30/10 DPZ File Number WP-11-089

I. Site Description

Subdivision Name/Property Identification: Costello Property
Location of property: Woodstock Road
(Street Address and/or Road Name)

Residential	Residential		
(Existing Use)	(Proposed Use)		
10	18	50, 124, 329	3
(Tax Map No.)	(Grid/Block No.)	(Parcel No.)	(Election District)
RC-DEO	7.5 Ac.		
(Zoning District)	(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.)
A Percolation Certification Plan was approved for Parcel 50

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.	16.102	Applicability: To allow merger or consolidation deeds.
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.

See attached

IV. **Pre-Submission Meeting Requirements**

- a. **HDC Meeting Requirement** - A pre-submission advisory meeting with the Historic District Commission is required for new development located within a Historic District or if the site is listed in the Historic Sites Inventory in accordance with Section 16.605 of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk. The property owner/developer must contact the DPZ, Division of Public Service and Zoning Administration for the HDC scheduling process and procedures. **The property owner/developer must submit a copy of the minutes from the HDC Advisory Meeting to DPZ along with the initial subdivision or site development plan application.**

- b. **MAA Meeting Requirement**- For all proposed subdivisions or developments located within the BWI Airport Noise Zone or the Airport Zoning District (4 mile radius from the center of the airport), the review and approval by the Maryland Aviation Administration is required prior to signature approval of final plan road and SWM construction drawings, and/or site development plans, or waiver approval of SDP. Please contact the MAA at P.O. Box 8766, BWI Airport, Maryland, 21240-0766, or (410) 859-7100. A copy of the MAA approval letter must accompany the submission of the final road/SWM construction plan original drawings, and/or site development plan original, or waiver petition application.

- c. **Design Advisory Panel (DAP)** – For projects requesting a waiver of the SDP requirement for any proposed building or site improvements, a pre-submission advisory meeting with the Design Advisory Panel may be required for new development or redevelopment projects on parcels located in the U.S. Route 1 corridor that are zoned 'CE', 'CAC' or 'TOD' or that adjoin the Route 1 right-of-way and that are subject to the Route 1 Design Manual in accordance with Sections 16.1501 and 16.1504 of the Howard County Code (CB Nos. 24-2008 and 25-2008). The property owner/developer must contact the DPZ, Division of Comprehensive and Community Planning to verify this requirement and for information concerning the DAP meeting scheduling process and procedures. The property owner/developer must submit a copy of the DAP project design recommendation to DPZ along with the waiver petition application submission, if applicable.

V. **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 (**7 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 11 sets for properties adjoining a State road**). In instances where the waiver request concerns an approval extension or if an associated plans in active processing, only 2 sets of plans are required along with 7 or 11 copies of the application form. **Plans must be folded to a size no larger than 7-1/2" x 12". The pre-packaging of plans and supplemental reports by SRC agency will be permitted by DPZ provided that each package contains a cover letter which itemizes all plans, reports and documents included in the package.**

Please be advised that all plan application submissions are ACCEPTED BY APPOINTMENT ONLY. All plan submission appointments must be scheduled with the Division of Land Development at (410) 313-2350.

Plan applications are available on the DPZ website at [formsfeesapplications.htm](http://www.co.ho.md.us/DPZ/formsfeesapplications.htm).

<http://www.co.ho.md.us/DPZ/>

B. **Plan Requirement Checklist**

The detailed waiver petition exhibit, plot plan, subdivision plat 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>T</u> Information Provided	<u>X</u> Information Not Provided,
	<u>NA</u> Not Applicable	Justification Attached

- T ___ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- T ___ 2. Bearings and distances of property boundary lines for the entire tract and size of tract area.
- T ___ 3. North arrow and scale of plan.
- T ___ 4. Location, extent, boundary lines and area of any proposed lots.
- T ___ 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.
- T ___ 6. Delineation of building setback lines.
- T ___ 7. Delineation of all existing public road and/or proposed street systems.
- T ___ 8. Identification and location of all easements.
- T ___ 9. Approximate delineation of floodplain, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- N/A ___ 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.
- N/A ___ 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 for waivers of final plat or SDP, a copy of property deeds to confirm legal creation or status of property is needed).
- N/A ___ 12. Photographs, perspective sketches or cross-sections as necessary to adequately portray the waiver request.
- T ___ 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).
- T ___ 14. Submit 2 sets of photographs for all existing on-site structures.
- T ___ 15. Identify the location of any existing wells and/or private septic systems.

N/A 16. **Route 1 Manual**

Compliance with the Route 1 Manual is required for new development and some alterations or enlargements located in the CE, TOD and CAC zoning districts and for other zoning districts dated within the Route 1 corridor. All plan submissions, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 1 Manual's requirements and recommendations. All plan submissions shall provide a written summary of how the proposed design achieves the objectives of the Route 1 Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.

T 17. **Property Deeds** – Information to confirm the legal creation or status of the property to be improved. (Copy of deeds from Howard County Land Records Office or record plat name and recording reference number). **A complete chronological deed history is required for all deeded residential properties. Provide 2 copies of the recorded deeds for the subject property tracing its history back to 1960.**

N/A 18. Please complete the following:

A pre-submission meeting was held with DPZ on _____ with _____ if applicable.
[DPZ, Director, DLD Division Chief or other SRC representatives]

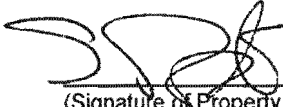
VI. **Fees**

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. For more information or questions, contact DPZ at (410) 313-2350.

VII. **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.**


Owner's authorization attached *



(Signature of Property Owner)
(Fee Simple Owner Only)

1/29/10

(Date) (Signature)



(Signature of Petitioner Preparer) * (Date)

Nov. 11, 2010

Patrick Costello

(Name of Property Owner)

Thomas L. Fraizer @ VanMar Associates, Inc.

(Name of Petitioner Preparer, Surveyor/Engineering or Agent/Developer)

1676 WOODSTOCK ROAD

(Address)

310 South Main Street

Address)

WOODSTOCK MD 21163-2271

(City, State, Zip Code)

Mt. Airy, Md. 21771

(City, State, Zip Code)

E-Mail pcostello@fortywest.com

1-410-230-9980

(Telephone) (Fax)

E-Mail Robin@vanmar.com

410-549-2751 301-831-5603

(Telephone) (Fax)

Contact Person: Pat Costello

Contact Person: Thomas L. Fraizer, Jr.

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. _____
DPZ Plan Reviewer _____ Submission Date _____
Plan Consultant Representative _____ Time _____

- I. **Application Requirements** *Indicate Yes, No or N/A*
- a. Application is complete _____
 - b. Required number of plans and applications are provided _____
 - ___ Plans (7 sets on County Road or
 - ___ Applications 11 sets on State Road)
 - c. Supplemental Information is provided _____
 - d. Certification of pre-submission HDC advisory meeting for new projects in
Historic District or listed in Historic Sites Inventory _____
 - e. Photographs of existing structures (for Historic Preservation Review) _____
 - f. MAA Approval Letter (if applicable) _____
 - g. Written summary of Route 1 manual compliance (if applicable) _____
 - h. DAP project design recommendation for Route 1 projects _____

- II. **Fee Computation** **Fee**
- Number of waivers requested _____
 - * Base Fee for first two waiver sections (\$450) _____
 - Fee for each additional waiver section (___ additional waivers x \$50 each) _____
 - * (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 _____

Comments/Notes _____



**VANMAR
ASSOCIATES, INC.**

Engineers • Surveyors • Planners

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

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

(301) 831-5015

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

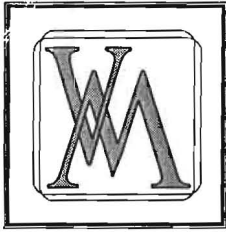
**Costello Property
Tax Map 10, Parcels 50, 124 & 329
Waiver Justification**

- a. Summarize any extraordinary hardships or practical difficulties which may result from strict compliance with the Regulations.

Justification: S. Patrick Costello is the owner of three, existing parcels identified as tax parcels 50, 124 and 329, none of which is on a recorded plat. Parcel 50 is approximately 6 acres and currently unimproved; Parcel 329 is jointly owned with Angela M. Costello and contains a recently-constructed, single-family home on 1 acre; and Parcel 124 contains a small, older house with several outbuildings on a small, unusually-shaped, half-acre parcel. Approval of this waiver is being requested to allow a reconfiguration of the interior parcel lines of these three parcels by adjoinder transfer deeds, so as to: (i) obtain more consistently sized parcels, (ii) improve site functioning and (iii) further the goals of the County (as described below). Since the parcels are existing and there is no subdivision or creation of additional parcels being proposed, requiring Mr. Costello to complete the full subdivision process for a simple reconfiguration of interior parcel lines would involve a great deal of time and expense and an unnecessary burden on Department resources.

- b. Verify that the intent of the Regulations will be served to a greater extent through the implementation of the alternate proposal.

Justification: The subdivision regulations, together with the zoning ordinance, are generally intended to control land uses and their locations within the County. The subject properties are located in the Rural Conservation – Density Exchange Option (RC-DEO) zone. As noted above, two of the parcels currently have residential uses, while the third, and largest, parcel is currently unimproved and largely wooded. The RC-DEO zone is intended to preserve natural features and the rural landscape, while allowing for low-density residential use. Residential uses are required to



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minimize their impact on agricultural land, farming operations, and sensitive environmental features, as well as maintain an attractive rural landscape.

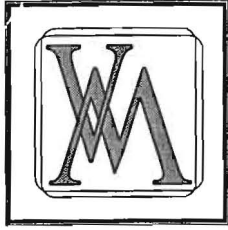
The existing parcels vary greatly in size, from one-half acre, to roughly 6 acres. The proposed reconfiguration would result in two parcels being approximately 2 acres, with the third parcel being in excess of 3 acres. All of these would be more in accordance with a non-cluster lot size of 3 acres, as specified in the zoning regulations for this zone. The larger, reconfigured parcels would also provide a better opportunity to preserve the existing natural, wooded areas that serve as a buffer to a stream that meanders along the south side of the property. That retained wooded area would continue to match the character of the large, wooded, adjoining portion of the Patapsco State Park to the west and north of the subject property. In addition, all three of the subject parcels are located approximately 800 feet west of Woodstock Road, and as such, their visibility from the road is nearly non-existent, as would be the impact to the rural nature of the community.

With regard to Parcel 124, there are a number of constraints that affect the property, including the size and shape of the parcel, as well as the stream along its southerly line. The proposed reconfiguration of the interior parcel lines not only increases the size of this parcel, but the expanded area also contains a recently approved septic area that would facilitate bringing this parcel in-line with current Health Department well and septic regulations.

For these reasons, the intent of the Regulations will be served to a greater extent through approval of this waiver.

- c. Substantiate that approval of the waiver will not be detrimental to the public interests.

Justification: First, this waiver will not change the current uses of the property; in fact, as noted above, the reconfiguration will bring these parcels more in-line with current zoning and subdivision regulations. Second, there will be no increase in use or density on the property; the existing uses will simply continue as they are. Existing structures will remain or be replaced, no additional access will be required from the public road and the existing stream and forested areas will remain in their natural state. Further, there will be no change to the rural character of the frontage



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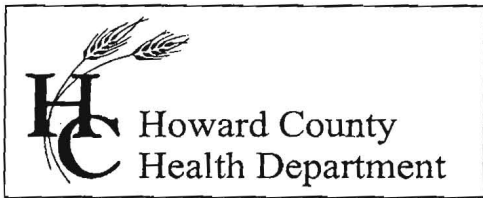
(301) 695-0600

Fax (301) 831-5603

along Woodstock Road. Therefore, approval of this waiver will neither alter the essential character of the neighborhood nor substantially impair the appropriate use or development of the surrounding properties.

- d. Confirm that approval of the waiver will not nullify the intent of the Regulations.

Justification: The end product created by the proposed reconfiguration of these parcels will be a substantial improvement over the current deeded configuration of the property without nullifying the intent of the Regulations. In fact, as explained in Part "b" above, approval of this waiver will actually serve to further the intent of the zoning and subdivision regulations, as well as the goals of the County, by providing more consistently-sized parcels, meeting current Health Department requirements, and maintaining the rural and natural characteristics of this property and the community, while at the same time minimizing the burden on Department resources.



7178 Columbia Gateway Drive, Columbia MD 21046
(410) 313-2640 Fax (410) 313-2648
TDD (410) 313-2323 Toll Free 1-866-313-6300
website: www.hchealth.org

Peter L. Beilenson, M.D., M.P.H., Health Officer

MEMORANDUM

DATE: December 21st, 2010
TO: Kent Scheubrooks, Chief
Division of Land Development
FROM: Heidi Scott, R.S.
Well and Septic Program
Development Coordination Section
RE: File Number: WP-11-089
Costello Property
Woodstock Road

The following comments apply to the above referenced waiver petition prepared by VanMar Assoc. received on 12/1/10:

- The Health Dept. does not object to the intent of the waiver petition for existing parcels 50, 329 and 124.

The proposed lot configurations and septic reserve area on parcel 50 do not match the most recently approved Percolation Certification Plan. Therefore prior to future approval of building permits that do not meet Howard County Code Sec. 3.805(a)(1) or signature of a final record plat a Revised Percolation Certification will be required.

HS
Cc:
File

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

PROPOSED PERCOLATION TEST SITE:

(PASSED) PERCOLATION TEST SITE:

(FAILED) PERCOLATION TEST SITE:

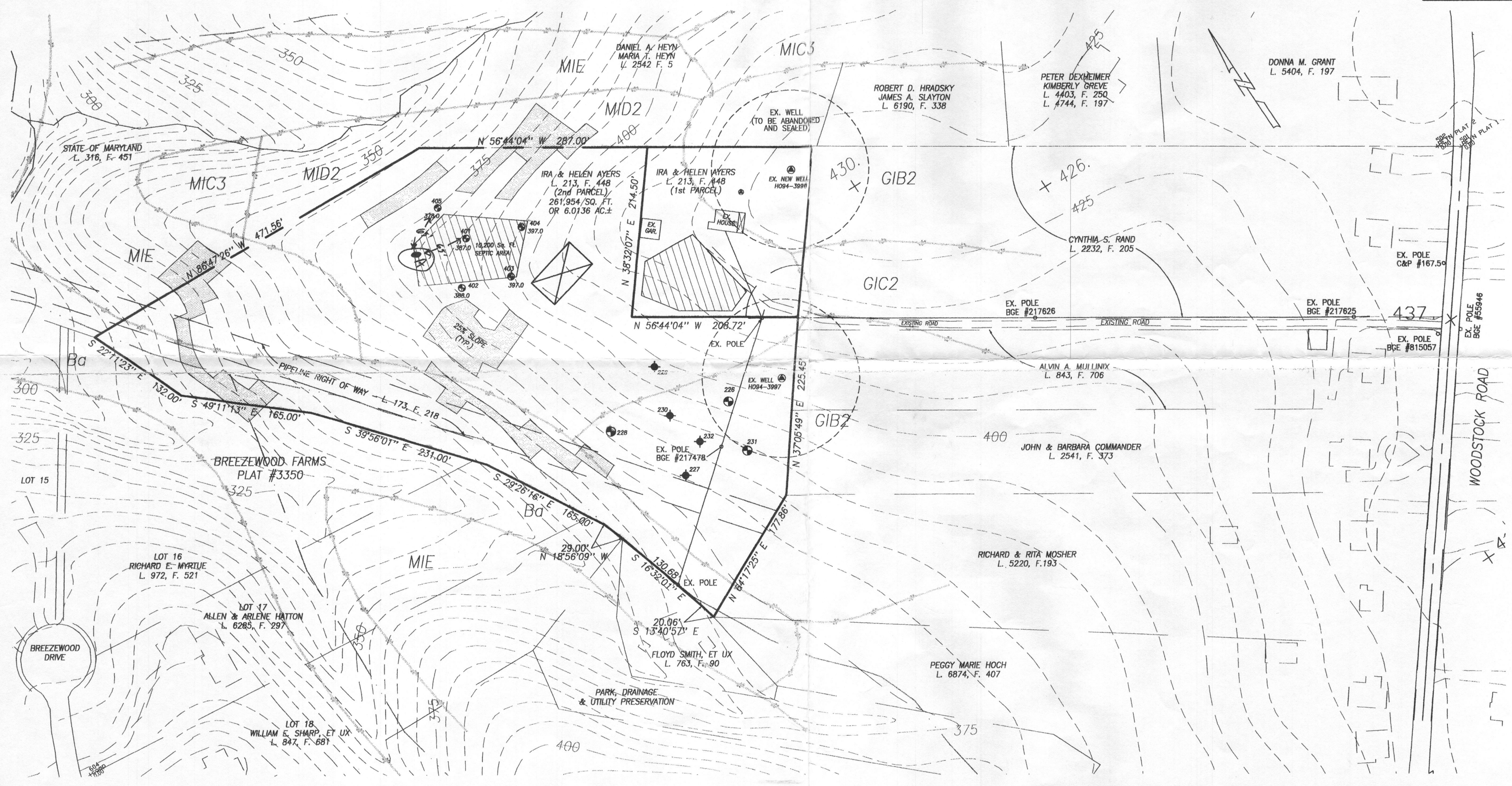
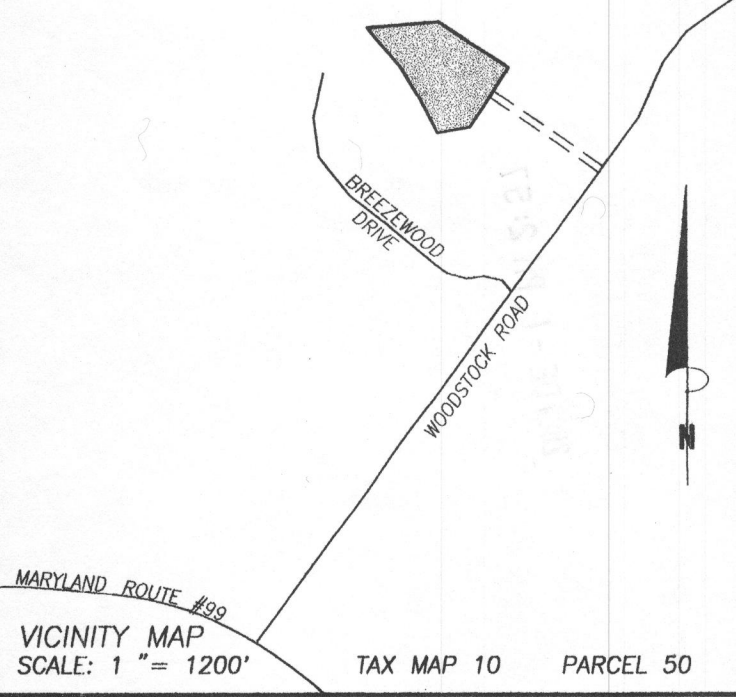
EXISTING WELL:

PROPOSED HOUSE SITE:

PROPOSED WELL SITE:

25% OR GREATER SLOPES:

- GENERAL NOTES:
- OWNERS: IRA L. & HELEN L. AYERS
DEED REFERENCE: LIBER 213, FOLIO 448
DATE: NOVEMBER 16, 1949
GRANTOR: THEODORE C. & MARIE H. MATTHEISS
 - TAX MAP: 10; GRID: 18; PARCEL: 50
 - NEAREST POTABLE WATER SUPPLY: ELLICOTT CITY
DISTANCE: 6.0 MILES
 - THERE IS NO FLOOD HAZARD (100 YEAR FLOODPLAIN LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 240044 0010B.
 - TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS SHOWN HEREON.
 - SOIL TYPES: Ba (BAILE SILT LOAM), GIB2, GIC2 (GLENELG), MIC3, MID2, MIE (MANOR)
SOIL MAP NO.: 09
 - EXISTING ZONING: RC-DED
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.



DATE	REVISIONS
10/6/04	Septic Area

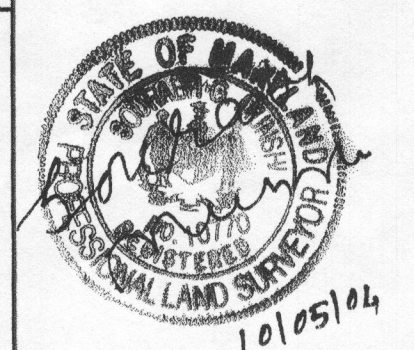
PERCOLATION CERTIFICATION PLAT
IRA & HELEN AYERS PROPERTY
2nd PARCEL

LIBER 213 FOLIO 448
SITUATED ON WOODSTOCK ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' SEPTEMBER, 2004

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771
(301) 829 2890 (301) 831 5015 (410) 549 2751

I HEREBY CERTIFY THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
I FURTHER CERTIFY THAT THE PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED IF EXISTING AND ACCURATELY STAKED IF PROPOSED AND SHOWN HEREON.

Sourabh Munshi 10/05/04
SOURABH G. MUNSHI, PROF. L. S., MD. REG. # 10770 DATE



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

Robert J. Wade 11/6/04
HOWARD COUNTY HEALTH OFFICER DATE

OWNERS:
IRA L. & HELEN L. AYERS
c/o FORTY WEST BUILDERS, INC.
3230 BETHANY LANE
ELLICOTT CITY, MARYLAND 21042
(410) 203-9980

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDATION OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

(PASSED) PERCOLATION TEST SITE:

(FAILED) PERCOLATION TEST SITE:

EXISTING WELL:

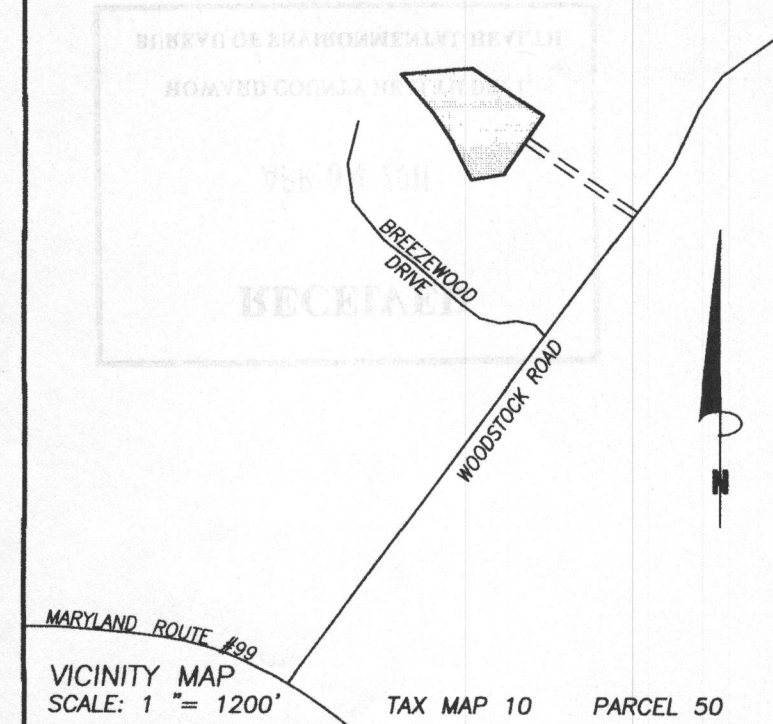
PROPOSED HOUSE SITE:

PROPOSED WELL SITE:

25% OR GREATER SLOPES:

GENERAL NOTES:

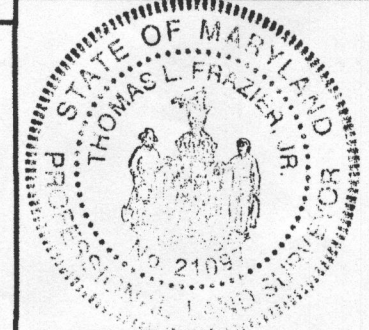
- OWNERS: S. PATRICK COSTELLO
DEED REFERENCE: LIBER 10632 FOLIO 553
DATE: APRIL 16, 2007
GRANTOR: ANGELA M. & S. PATRICK COSTELLO
- TAX MAP: 10; GRID: 18; PARCEL: 50
- NEAREST POTABLE WATER SUPPLY: ELLICOTT CITY DISTANCE: 6.0 MILES±
- THERE IS NO FLOOD HAZARD (100 YEAR FLOODPLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 240044 0010B.
- TOPOGRAPHY: FROM HOWARD COUNTY GIS DATA, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOC. VERTICAL DATUM IS NAVD88, CONTOUR INTERVAL IS 2'.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS SHOWN HEREON.
- SOIL TYPES: Ba (BAILE SILT LOAM), GIB2, GIC2 (GLENELG), MIC3, MID2, MIE (MANOR). SOIL MAP NO.: 09
- EXISTING ZONING: RC-DEO
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
- ANY CHANGES TO A PRIVATE SEPTIC AREA WILL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- EXISTING WELL H094-3997 HAS BEEN FIELD LOCATED AND ACCURATELY SHOWN.



DATE	REVISIONS
6/17/10	PER HD COMMENTS
3/21/11	PER HD COMMENTS & WAIVER
3/30/11	PER HD COMMENTS

**REVISED PERCOLATION CERTIFICATION PLAN
S. PATRICK COSTELLO PROPERTY**

LIBER 10632 FOLIO 553
SITUATED ON WOODSTOCK ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' MAY 2010



I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY SUPERVISION AND IS CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

Thomas L. Frazier, Jr.
THOMAS L. FRAZIER, JR., PROF. LS, MD. REG. #21097 DATE 4/5/11



VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

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

B. Wilson for Peter Beilenson 4/15/2011
HOWARD COUNTY HEALTH OFFICER HS DATE

OWNER:
S. PATRICK COSTELLO
1676 WOODSTOCK RD.
WOODSTOCK, MD 21163
(410) 418-8900

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

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(PASSED) PERCOLATION TEST SITE:

(FAILED) PERCOLATION TEST SITE:

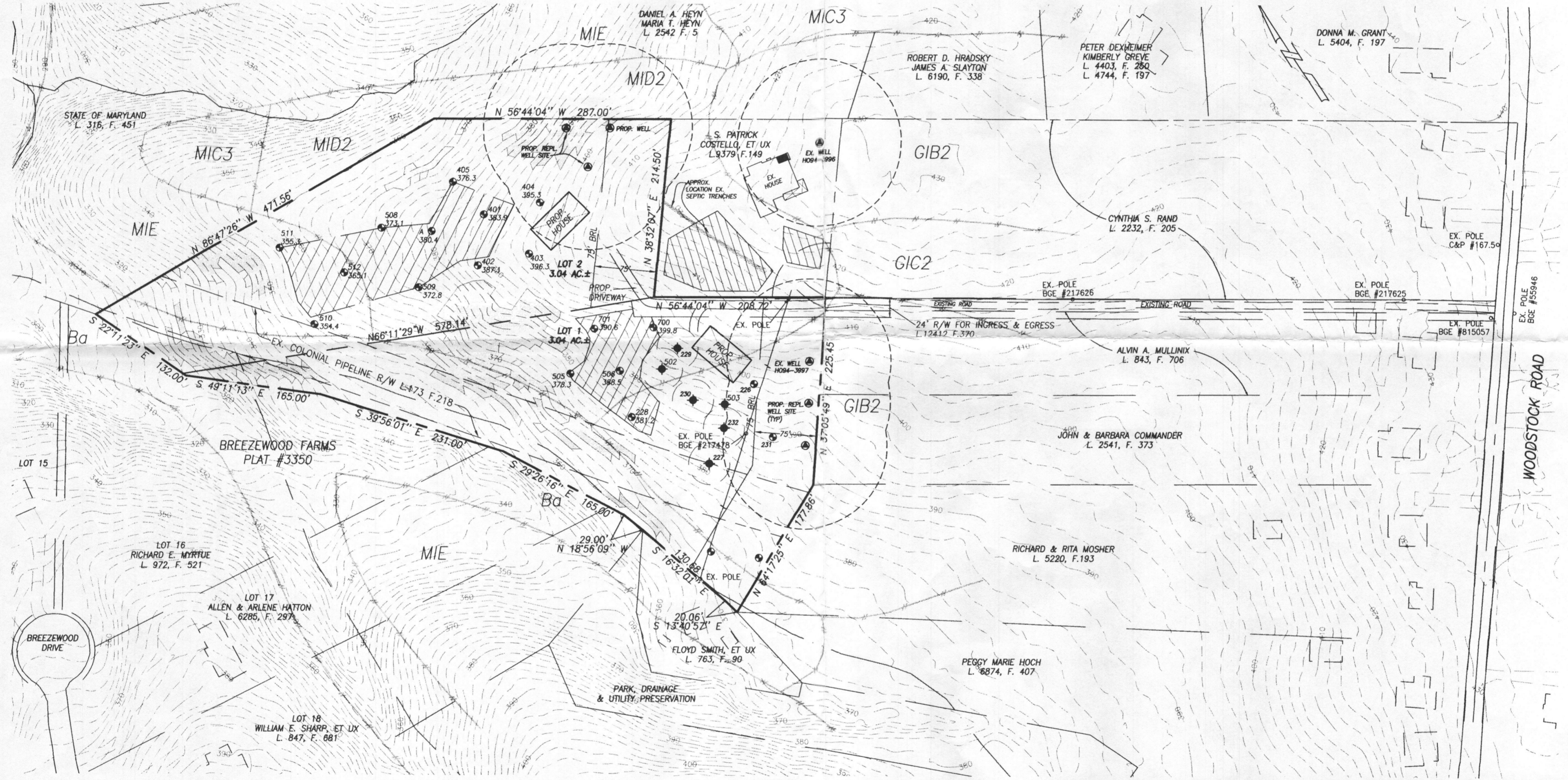
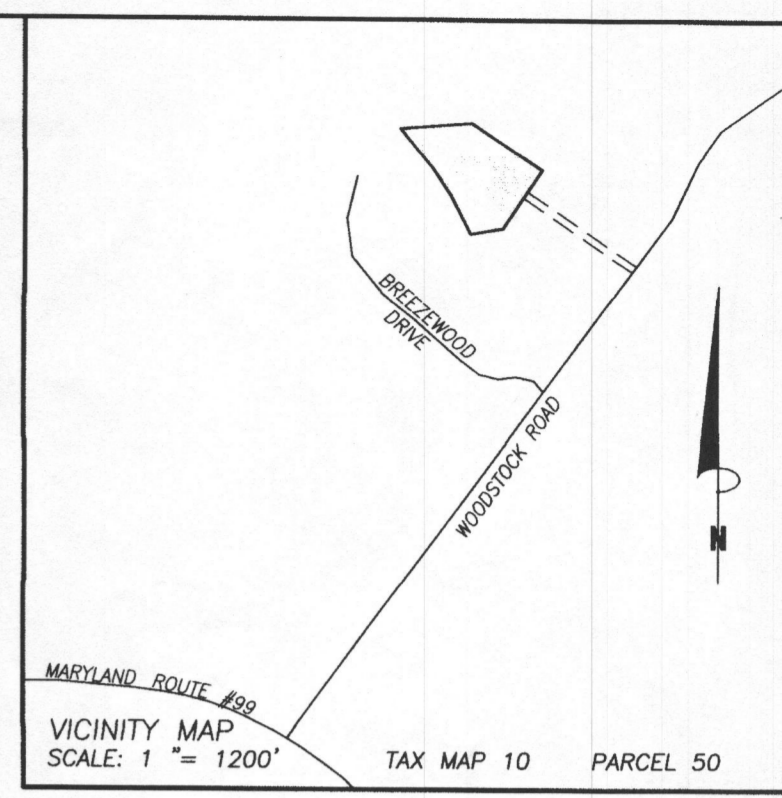
EXISTING WELL:

PROPOSED HOUSE SITE:

PROPOSED WELL SITE:

25% OR GREATER SLOPES:

- GENERAL NOTES:**
- OWNERS: S. PATRICK COSTELLO
DEED REFERENCE: LIBER 10632 FOLIO 553
DATE: APRIL 16, 2007
GRANTOR: ANGELA M. & S. PATRICK COSTELLO
 - TAX MAP: 10; GRID: 18; PARCEL: 50
 - NEAREST POTABLE WATER SUPPLY: ELLICOTT CITY DISTANCE: 6.0 MILES±
 - THERE IS NO FLOOD HAZARD (100 YEAR FLOODPLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 240044 0010B.
 - TOPOGRAPHY: FROM HOWARD COUNTY GIS DATA, SUPPLEMENTED WITH FIELD LOCATIONS BY VANMAR ASSOC. VERTICAL DATUM IS NAVD88, CONTOUR INTERVAL IS 2'.
 - THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS SHOWN HEREON.
 - SOIL TYPES: Ba (BAILE SILT LOAM), GIB2, GIC2 (GLENELG), MIC3, MID2, MIE (MANOR). SOIL MAP NO.: 09
 - EXISTING ZONING: RC-DEO
 - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
 - ANY CHANGES TO A PRIVATE SEPTIC AREA WILL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
 - EXISTING WELL H094-3997 HAS BEEN FIELD LOCATED AND ACCURATELY SHOWN.



DATE	REVISIONS
6/17/10	PER HD COMMENTS

PERCOLATION CERTIFICATION PLAN
S. PATRICK COSTELLO PROPERTY

LIBER 10632 FOLIO 553
SITUATED ON WOODSTOCK ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' MAY 2010

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street Mount Airy, Maryland 21771
(301) 829-2890 (301) 831-5015 (410) 549-2751
Fax (301) 831-5603 ©Copyright, Latest Date Shown

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

HOWARD COUNTY HEALTH OFFICER DATE 6/30/10

OWNER:
S. PATRICK COSTELLO
1676 WOODSTOCK RD.
WOODSTOCK, MD 21163
(410) 418-8900

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY SUPERVISION AND IS CORRECT, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF.

THOMAS L. FRAZIER, JR., PROF. LS, MD. REG. #21097 DATE 6/17/10

THIS AREA DESIGNATES A PRIVATE SEWERAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY MARYLAND STATE DEPARTMENT OF ENVIRONMENT FOR INDIVIDUAL SEWERAGE DISPOSAL.

IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS. RECORDED OF A MODIFIED SEWERAGE EASEMENT SHALL NOT BE NECESSARY.

PROPOSED PERCOLATION TEST SITE: ⊕

(PASSED) PERCOLATION TEST SITE: ⊙

(FAILED) PERCOLATION TEST SITE: ⊛

EXISTING WELL: ●

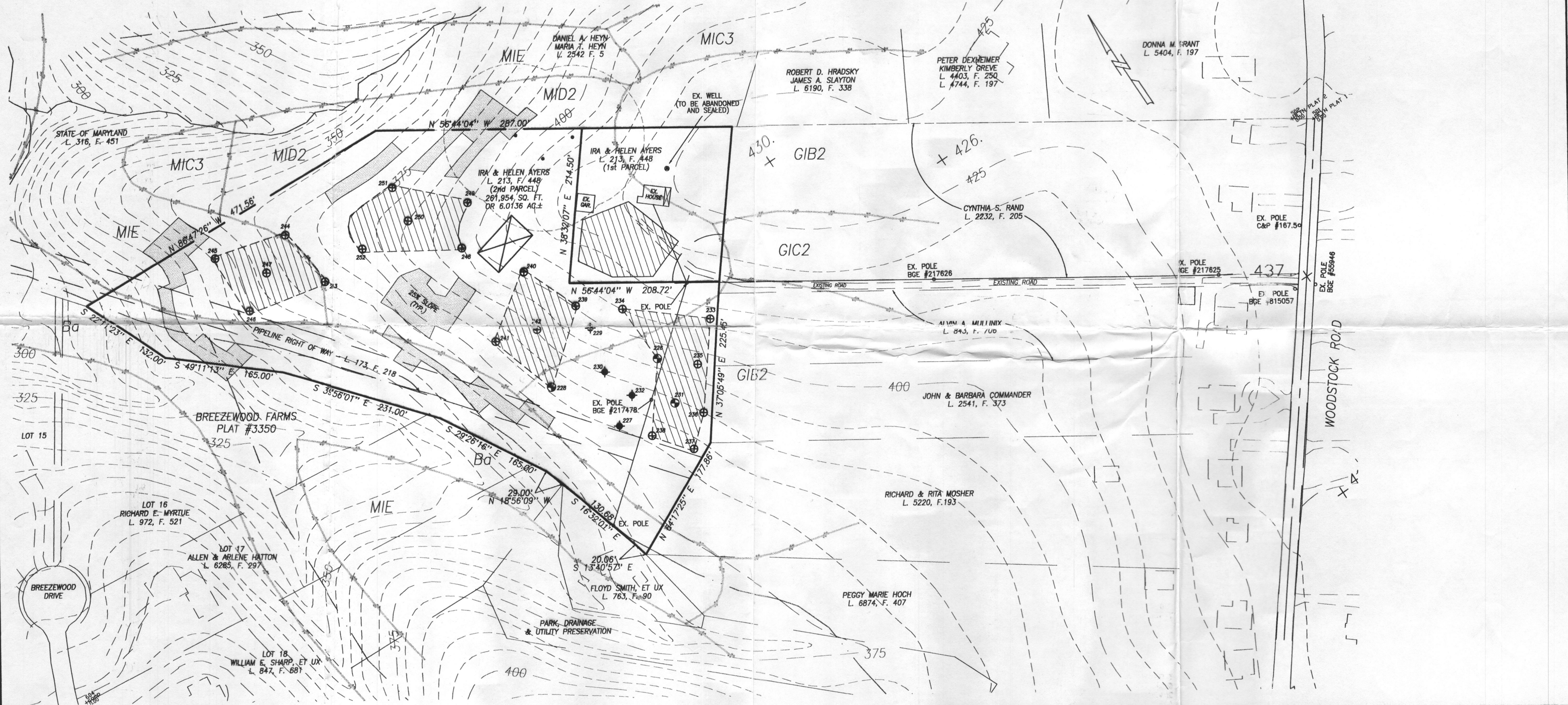
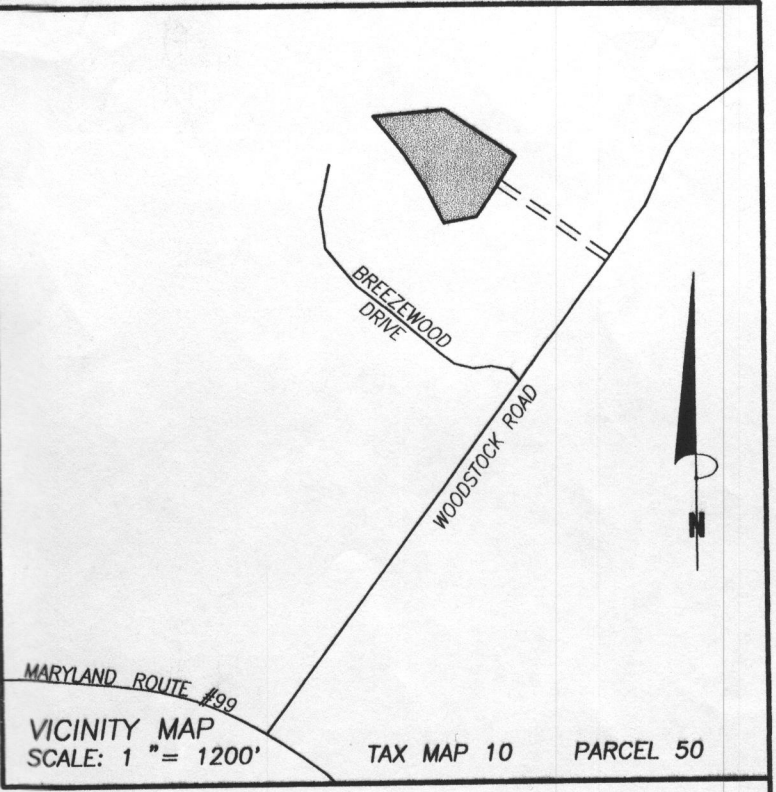
PROPOSED HOUSE SITE: ⊠

PROPOSED WELL SITE: ○

25% OR GREATER SLOPES: [Hatched Box]

GENERAL NOTES:

- OWNERS: IRA L. & HELEN L. AYERS
DEED REFERENCE: LIBER 213, FOLIO 441
DATE: NOVEMBER 16, 1949
GRANTOR: THEODORE C. & MARIE H. MATHEISS;
TAX MAP: 10; GRID: 18; PARCEL: 10
- NEAREST POTABLE WATER SUPPLY: ELLICOTT CITY
DISTANCE: 6.0 MILES
- THERE IS NO FLOOD HAZARD (100 YEAR FLOOD PLAIN LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 240014 0010B.
- TOPOGRAPHY: HOWARD COUNTY DATUM
CONTOUR INTERVALS ARE AT 5 FEET.
- THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100' OF THE PROPERTY BOUNDARY UNLESS SHOWN HEREON.
- SOIL TYPES: Ba (BAILE SILT LOAM), GIB2, Wc (GLENELG), MIC3, MID2, MIE (MANOR)
- SOIL MAP NO.: 09
- EXISTING ZONING: RC-DEO
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ALL WELLS TO BE DRILLED PRIOR TO SUBMITTAL OF SIGNATURE. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO THE FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS-UP THE HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT. IF A WELL SUCCESS RATE IS ACCOMPLISHED AT VARIOUS LOCATIONS WITHIN THE SITE, THE DEVELOPER WILL HAVE THE OPTION TO REQUEST RELIEF FROM DRILLING THE REMAINING WELLS PRIOR TO PLAT RECORDATION.



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

HOWARD COUNTY HEALTH OFFICER _____ DATE _____

OWNERS:
IRA L. & HELEN L. AYERS
c/o FORTY WEST BUILDERS, INC.
3230 BETHANY LANE
ELLICOTT CITY, MARYLAND 21042
(410) 203-9980

I HEREBY CERTIFY THERE ARE NO WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPERTY BOUNDARY UNLESS OTHERWISE SHOWN HEREON.
I FURTHER CERTIFY THAT THE PERCOLATION TEST HOLES HAVE BEEN FIELD LOCATED IF EXISTING AND ACCURATELY STAKED IF PROPOSED AND SHOWN HEREON.

Sourabh Munshi 6/4/04
SOURABH G. MUNSHI, PROF. L.S., MD. REG. # 10770 DATE

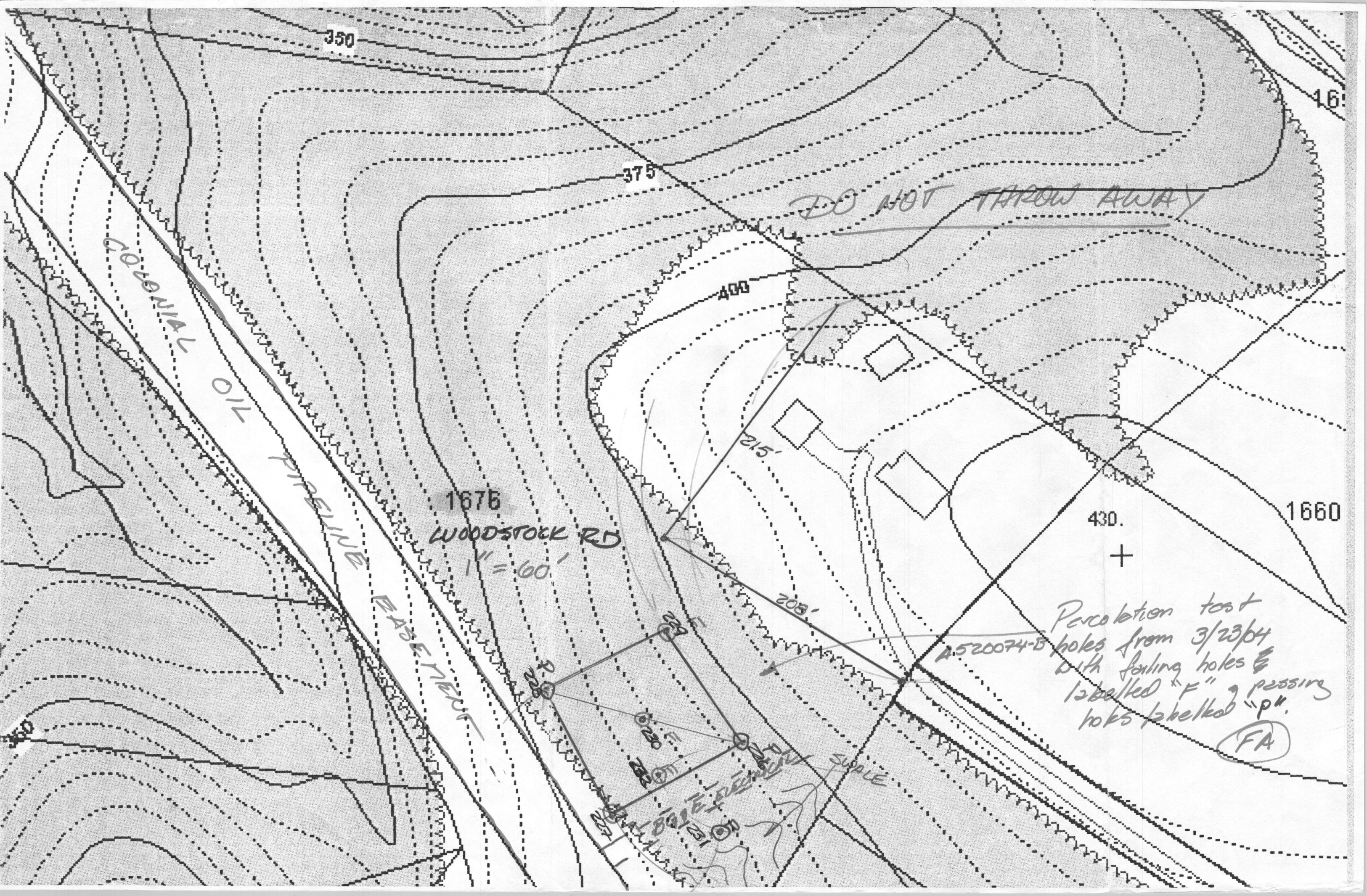
DATE	REVISIONS
6/4/04	Ex. Holes & Proposed



PERCOLATION TEST PLAN
IRA & HELEN AYERS PROPERTY
2nd PARCEL

LIBER 213 FOLIO 448
SITUATED ON WOODSTOCK ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' FEBRUARY, 2004

VANMAR ASSOCIATES, INC.
Engineers Surveyors Planners
310 South Main Street P.O. Box 328 Mount Airy, Maryland 21771
(301) 829-2880 (301) 831-5015 (410) 549-2751



350

460

375

DO NOT THROW AWAY

COLONIAL
PIPELINE

400

1676

WOODSTOCK RD

1" = 60'

1660

430

+

Percolation test
holes from 3/23/64
with failing holes
labelled "F" & passing
holes labelled "P".

FA

FACE WEST

89' ELECTRIC SUPPLY

A.520074-B

P

P

P

P

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

F

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(PASSED) PERCOLATION TEST SITE:

(FAILED) PERCOLATION TEST SITE:

EXISTING WELL:

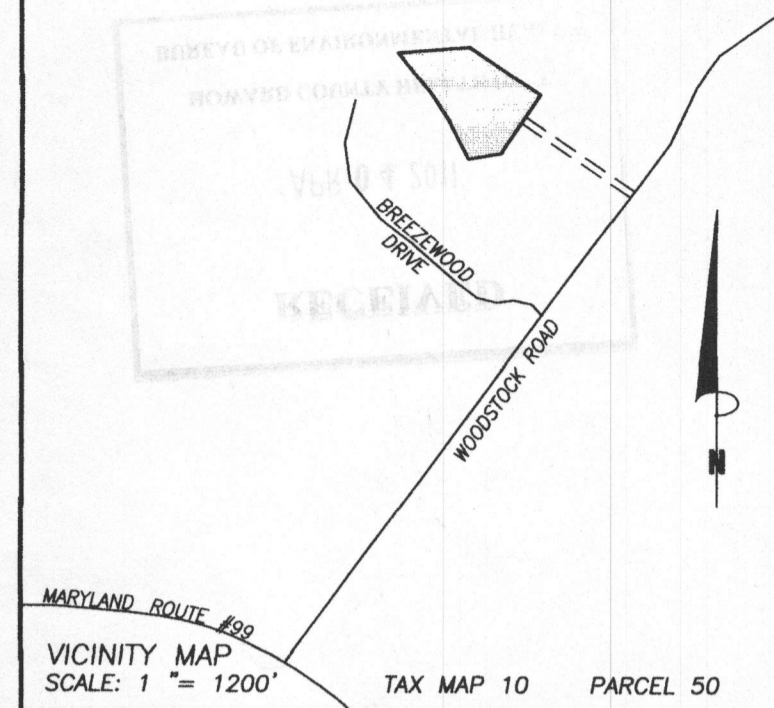
PROPOSED HOUSE SITE:

PROPOSED WELL SITE:

25% OR GREATER SLOPES:

GENERAL NOTES:

- OWNERS: S. PATRICK COSTELLO
DEED REFERENCE: LIBER 10632 FOLIO 553
DATE: APRIL 16, 2007
GRANTOR: ANGELA M. & S. PATRICK COSTELLO
- TAX MAP: 10; GRID: 18; PARCEL: 50
- NEAREST POTABLE WATER SUPPLY: ELLICOTT CITY DISTANCE: 6.0 MILES±
- THERE IS NO FLOOD HAZARD (100 YEAR FLOODPLAIN) LOCATED ON THIS PROPERTY ACCORDING TO FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 240044 0010B.
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- ANY CHANGES TO A PRIVATE SEPTIC AREA WILL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
- EXISTING WELL H094-3997 HAS BEEN FIELD LOCATED AND ACCURATELY SHOWN.



DATE	REVISIONS
6/17/10	PER HD COMMENTS
3/21/11	PER HD COMMENTS & WAIVER
3/30/11	PER HD COMMENTS

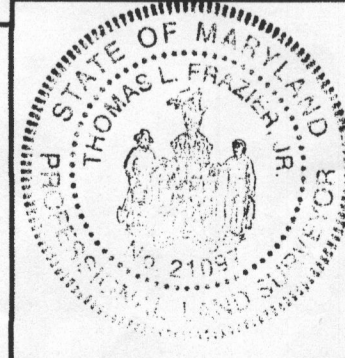
**REVISED PERCOLATION CERTIFICATION PLAN
S. PATRICK COSTELLO PROPERTY**

LIBER 10632 FOLIO 553

SITUATED ON WOODSTOCK ROAD
ELECTION DISTRICT No. 3
HOWARD COUNTY, MARYLAND
SCALE: 1" = 100' MAY 2010



VANMAR ASSOCIATES, INC.
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Thomas L. Frazier, Jr.
THOMAS L. FRAZIER, JR., PROF. LS, MD, REG. #21097 DATE 4/30/11

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

Andreas Peter Beilenson 4/15/2011
HOWARD COUNTY HEALTH OFFICER 1139 DATE 11/20

OWNER:
S. PATRICK COSTELLO
1676 WOODSTOCK RD.
WOODSTOCK, MD 21163
(410) 418-8900