



APPLICATION

FOR PERCOLATION TESTING AND SITE EVALUATION

TEST DATE(S) _____ TEST TIME _____

AP 545078

AGENCY REVIEW: _____

DATE 6-26-13

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 UNKNOWN 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) NICHOLAS & ALISON LALLY

DAYTIME PHONE 410-489-7744 CELL 443-415-5125 FAX _____

MAILING ADDRESS 14830 OLD FREDERICK RD. WOODBINE MD 21797
STREET CITY/TOWN STATE ZIP

APPLICANT RTF ASSOCIATES, INC.

DAYTIME PHONE 410-848-2040 CELL 443-398-0389 FAX 410-840-8387

MAILING ADDRESS 142 EAST MAIN STREET WESTMINSTER MD 21157
STREET CITY/TOWN STATE ZIP

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

PROPERTY LOCATION
SUBDIVISION/PROPERTY NAME LALLY PROPERTY LOT NO. _____

PROPERTY ADDRESS P/O 14830 OLD FREDERICK RD. WOODBINE, MD
STREET TOWN/POST OFFICE

TAX MAP PAGE(S) 8 GRID 10 PARCEL(S) 27 PROPOSED LOT SIZE 3 ac.

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
7178 COLUMBIA GATEWAY DRIVE COLUMBIA, MARYLAND 21046 (410) 313-2640 FAX (410) 313-2648
TDD (410) 313-2323 TOLL FREE 1-877-4MD-DHMH

A/P _____

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H

REMARKS _____

SANITARIAN _____ BACKHOE _____ OTHERS _____

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

TRENCH WIDTH _____ INLET DEPTH _____ MAX. BOT DEPTH _____ EFFECTIVE S/W _____

AVP# 545078

HOWARD COUNTY PERC TEST REPORT

Lot # 2

Hole # 4

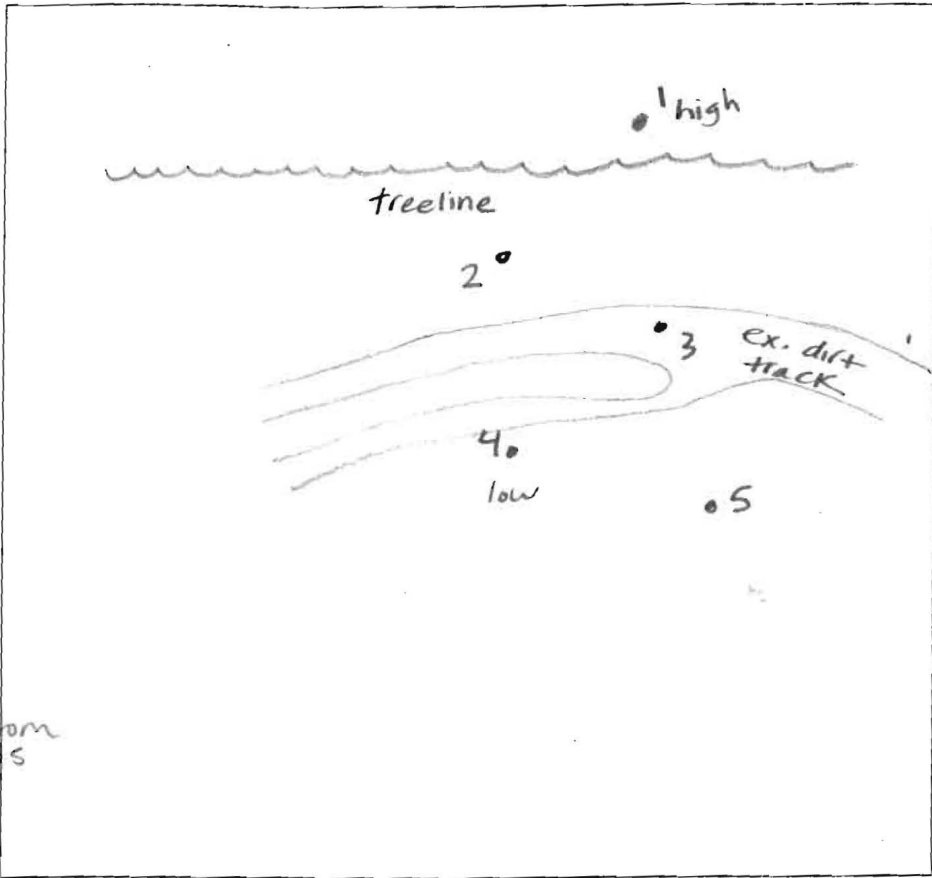
8" brn l
brn scl lmsbk
3' yellow sl
5' yellow ch sl & Saprolite
10' 20% rx brn vchsl / Saprolite
13'

Hole # 5

1' brn l / fill from sbk jumps
org/yellow scl lmsbk 10% stones
4' yellow ch sl
7' brn ch sl
7' beige v fsl
2'

Hole # 1

1' brn l
Yellow scl lmsbk
5' beige ch sl
5' yellow ch fsl 25% rx
yellow v fsl
Saprolite w/ Mn



Hole # 2

brn l sbk 6"
brn scl 2msbk 3.5'
beige sl 5'
beige fsl 7'
yellow ch fsl
beige v fsl 11'

Hole # 1

brn l 8"
org scl lmsbk 3'
yellow sl 4'
brn ch sl 5-6'
beige fsl 15% rx 9'
beige v fsl 11.5'

Hole #

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
12-3-13	4	3'10" / 13'	9:44	9:48	10:51	3	P
	5	4' / 12'	9:47	10:50	10:54	4	P
	3	4' / 13.5'	10:02	10:03	10:05	2	P
	2	3'10" / 11'	10:08 ²⁰	10:10 ²⁰	10:12	2	P
	1	11.5'	VISUAL				P

REMARKS holes dug per stakes

SANITARIAN HS BACKHOE Jeff Allen

OTHERS owner / RTF SQ. FT/BR

TEST HOLES USED IN SDA 5 AVG PERC TIME 3

TRENCH WIDTH 2' INLET DEPTH 3'

MAX BOT DEPTH 6' EFFECTIVE SDW 2'

AP# 545079

HOWARD COUNTY PERC TEST REPORT

Lot # 1

Hole # 7

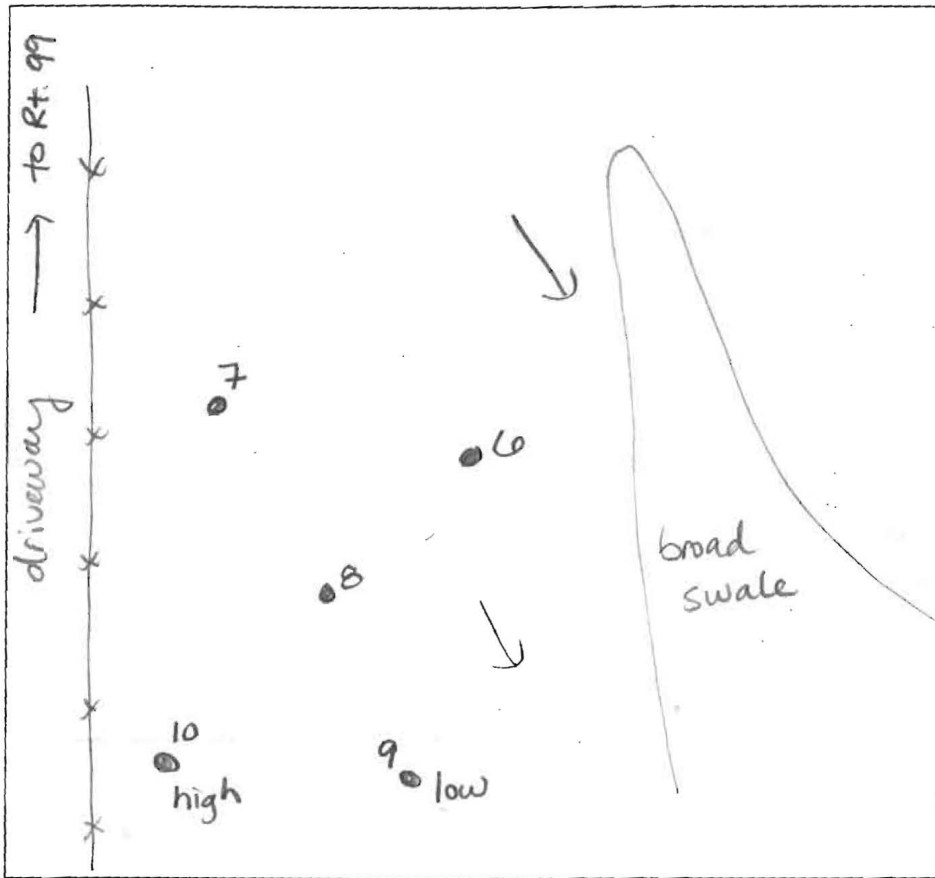
- 10" bm 1
- 4' bm scl 2msbk
- 8' bm / yellow sl saprolite
- 8' bm fsl Saprolite
- ↓
- 11.5' bm fsl 20% rx

Hole # 10

- 8" bm 1 sbk
- 3' brn scl 1msbk
- 5' red brn sl
- 8' yellow brn fsl saprolite
- ↓
- 2.5' beige ch w/ saprolite

Hole # 9

- 1' bm 1
- 1.5' brn scl 1msbk
- 1' brn ch sl
- 1' yellow bm fsl Saprolite
- ↓
- 1' bm fsl
- 1' st 1s



Hole # 6

- 6" bm 1
- 4.5' org brn gr scl
- 4.5' red brn scl 1msbk
- ↓
- 13' bm sl
- ↓
- 13' bm fsl saprolite 15% rx
- ↓
- 13' beige ch fsl

Hole # 8

- 4.5' red brn scl 1msbk
- 6' bm sl
- 8' brn sl saprolite
- ↓
- 12.5' brn ch fsl
- ↓
- 12.5' few flags / beige ch 1s

DATE	TEST #	DEPTH	START	BREAK 1" DROP	STOP 2" DROP	TIME OF 2ND INCH	P/F/H
12-3-13	7	4' 11.5'	10:26	10:29	10:37	6	P
	10	4' 12.5'	10:40	10:42	10:44	2	P
	9	4.5' 12.5'	10:48	10:50	10:54	4	P
	6	5.5' 13'	11:05	11:11	11:20	9	P
	8	12.5'	VISUAL				P

REMARKS: holes dug per stakes

SANITARIAN: HS BACKHOE: Jeff Allen

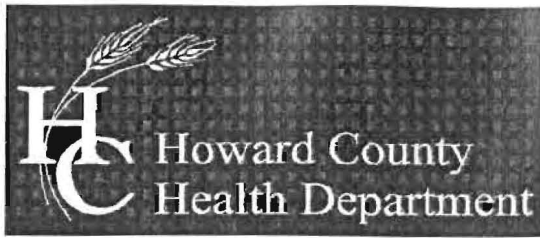
OTHERS: owner/RTF SQ. FT/BR: _____

TEST HOLES USED IN SDA: 5 AVG PERC TIME: 5

TRENCH WIDTH: 3' INLET DEPTH: 4'

MAX BOT DEPTH: 6'-7' EFFECTIVE SDW: 2'-3'

nickc.rtf@gmail.com



Bureau of Environmental Health

8930 Stanford Blvd, Columbia, MD 21045
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D. Health Officer

December 4, 2013

To: RTF Associates, Inc.
Applicant

RE: Perc Test Report, [14830 Old Frederick Rd Woodbine MD 21797]; A#545078 & 545079

Percolation testing was conducted on the referenced property on December 2, 2013. The purpose for conducting these percolation tests was to establish a septic reserve area for a 2 lot subdivision.

All percolation tests conducted were standard tests, measuring rate of fall for a pre-wet period followed by measurement and recordation of the time required for the water level to drop 1 inch. Soil conditions either satisfactory or unsatisfactory for onsite wastewater disposal were observed at the specified test locations. Areas that may be included in a septic reserve are represented by test locations having satisfactory soil conditions. The area of the septic reserve must be at least 10,000 square feet, though Howard County Code [3.805.A.2.X] requires that the area be large enough to accommodate an initial drainfield and two repair drainfields for the planned residence.

Soil conditions observed were satisfactory for onsite wastewater treatment and disposal. A total of 10 holes were dug. All tests had passing perc rates and suitable soils.

Field data collected are shown on Percolation Test Worksheets enclosed with this letter. Recommended Inlet and Trench Bottom depths, and Usable Sidewall all are based on observed soil properties and characteristics at respective test locations as well as the particular soils materials tested. The values for the drainfield parameters will be documented during the Percolation Certification Plan process, and then maintained in the Health Department file for the subject property.

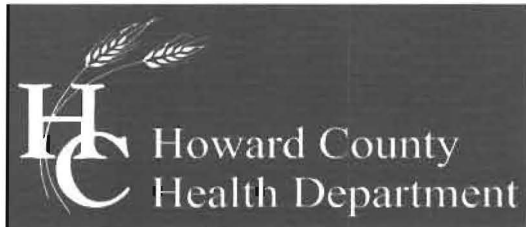
Additional field review of well or septic system conditions may be required at any time during this process. Further review is contingent upon submission of a Percolation Certification Plan. If you have any questions please contact me at the above address or by calling (410) 313-6287.

Respectfully,

A handwritten signature in black ink, appearing to read 'Heidi Scott'.

Heidi Scott, L.E.H.S.
Well and Septic Program

Copy:
Nicholas Lally
File



Bureau of Environmental Health
7178 Columbia Gateway Drive, Columbia, MD 21046-2147
Main: 410-313-2640 | Fax: 410-313-2648
TDD 410-313-2323 | Toll Free 1-866-313-6300
www.hchealth.org
Facebook: www.facebook.com/hocohealth
Twitter: HowardCoHealthDep

Maura J. Rossman, M.D. Health Officer

MEMORANDUM

TO: John Lemmerman
RTF Associates, Inc.

FROM: Heidi Scott, R.S.
Well and Septic Program
Development Coordination Section

RE: Percolation Test Plan
14830 Old Frederick Rd
Woodbine, MD 21797

DATE: July 5, 2013

The following items must be addressed. Please revise and resubmit prior to scheduling of a percolation test.

- The subject property is RC zoned. Provide confirmation from Howard County Dept. of Planning and Zoning that this property is approved for a minor subdivision.
- The entire parcel must be shown on the plan.
- Three proposed well sites or a 1500 sq.ft. wellbox must be shown for each lot.
- A minimum of 5 percolation tests per septic area must be proposed.
- The proposed septic reserve area on lot 2 is located in wet season soil (GmB). This area may only be tested during a declared wet season.
- For record plat approval a septic reserve area must also be established for the existing house.

*Faxed
7/5/13*

Copy:
File



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

April 13, 2009

Mary Theresa Perilla Canup
1010 W. 42nd Street
Richmond, Virginia 23225

RE: 14830 Old Frederick Road; 7.1721 Acre Parcel
Tax Map 8, Grid 10, Parcel 27
(the "Property")

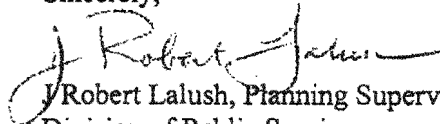
Dear Ms. Canup:

I am writing in response to your letter dated April 3, 2009, regarding the Property referenced above. In your letter, you ask whether the Property is a legal "buildable lot". You submitted several deeds as documentation for the creation of the Property.

This Division has evaluated the materials you submitted with your letter, and we have concluded that the Property was created on August 5, 1955 with the recording of a deed in Liber 271 Folio 12. Based on this conclusion, we consider the Property to be a valid lot for which this Division will grant authorization on a building permit for a single-family detached dwelling, but only if the dwelling fully complies with the current bulk regulations for the RC District. Section 16.155.(a)(2)(ii) of the Subdivision and Land Development Regulations states that lots in recorded subdivisions created before February 7, 1976 are exempt from site development plan requirements unless more than 5,000 square feet of disturbance is proposed and the lots have not been reconfigured or merged through the recordation of a plat recorded on or after February 7, 1976.

The Property may still be subject to access or plan approval requirements before a building permit may be issued. A building permit application for a single-family detached dwelling on the Property will not be given zoning authorization unless a copy of this letter is submitted with the application. Please be advised that the State Department of Assessments and Taxation ("SDAT") records show the Property as being 16.52 acres. It is unknown why SDAT has this amount because the deeds are quite clear about the 7.1721 acre size, but you may want to contact that department about this issue. If you have additional questions, please contact me at 410-313-4344 or at blalush@howardcountymd.gov.

Sincerely,


Robert Lalush, Planning Supervisor
Division of Public Service
and Zoning Administration

GLB/JRL:jrl

cc: Annette Merson
Tony LaRose

Scott, Heidi

From: Scott, Heidi
Sent: Friday, September 06, 2013 2:29 PM
To: 'John Lemmerman'
Subject: RE: Lally Property

John –
We can move forward with the new proposed tests/septic area within the dirt track. At the time of testing we will then determine whether the soils in the area are still suitable (i.e. excess fill, compaction, etc.).

Heidi Scott
Environmental Sanitarian
Howard County Health Dept.
Well & Septic Program
410-313-6287

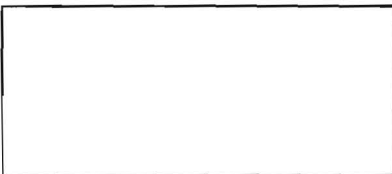
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From: John Lemmerman [mailto:john.rtf@gmail.com]
Sent: Thursday, August 29, 2013 2:57 PM
To: Scott, Heidi
Subject: Re: Lally Property

Thank you. I'll wait to hear from you. Then will revise the plans accordingly.

John Lemmerman, Prof. LS



www.rtfssurveying.com
142 East Main Street
Westminster, MD 21157
ph-410-848-2040
ph-410-876-1222
fax-410-840-8387

On Wed, Aug 28, 2013 at 4:54 PM, Scott, Heidi <hscott@howardcountymd.gov> wrote:

John –

Let me double check on the motorcross trail. Typically we don't like to see something like that within the septic reserve but we might make an exception. I may have to make a site visit.

This particular layout though would not require wet season testing. I'm assuming both the proposed septic areas are at least 10,000 square feet? Also, at least 4-5 perc tests will be required for both areas (typically we do 4 corner tests and a center test).

I don't think I responded to your last e-mail but I did get the attachment regarding the deeds, thanks.

Heidi Scott

Environmental Sanitarian

Howard County Health Dept.

Well & Septic Program

410-313-6287

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From: John Lemmerman [mailto:john.rtf@gmail.com]

Sent: Tuesday, August 27, 2013 7:57 AM

To: Scott, Heidi

Subject: Re: Lally Property

Good Morning Heidi,

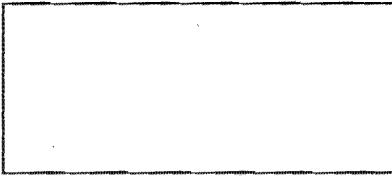
Per your letter dated July 5, 2012 regarding a 2 lot perc plan at 14830 Old Frederick Road, Woodbine:

When you get a moment, can you please take a look at the attached revised lot layout and let me know if 1) This layout will/will-not require wet weather testing? and 2) If the dirt motocross trail (has an occasional mound for jumping) will have an impact on the septic reserve area (some counties are more particular than others)? I'd like to know before presenting this as an option to Mr. Lally.

Also, I'm not sure if you responded to my email from July 30th (below). I apologize if you have, it's been a hectic summer.

Thanks, I appreciate your time.

John Lemmerman, Prof. LS



www.rtfurveying.com
142 East Main Street
Westminster, MD 21157
ph-410-848-2040
ph-410-876-1222
fax-410-840-8387

On Tue, Jul 30, 2013 at 9:57 AM, John Lemmerman <john.rtf@gmail.com> wrote:

Heidi,

Attached is the letter from Planning & Zoning stating the 7 acres (shown on the plan) is a recognized unimproved building Lot as discussed on the phone today.

Also attached is a copy of the SDAT and copy of the title deed. The deed is comprised of "Parcel A" a 9 acre parcel (with existing house and improvements) and "Parcel B", a 7.1 acre parcel shown on the submitted plan.

The 7.1 Acre parcel is to be subdivided into 2 proposed lots. The remaining 1.1 acre lands of the 7.1 acre parcel is to be added to the adjoining 9 acre property who happens to be the same owner.

Please review and let me know if that satisfies your comments regarding "showing the entire parcel" and "establishing a septic reserve area for the existing house".

Thank you.



Bureau of Environmental Health

8930 Stanford Boulevard, Columbia, MD 21045

Main: 410-313-2640 | Fax: 410-313-2648

TDD 410-313-2323 | Toll Free 1-866-313-6300

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Maura J. Rossman, M.D., Health Officer

MEMORANDUM

TO: Julia Boone
Department of Planning and Zoning

FROM: Andrew Geisert
Environmental Sanitarian Supervisor
Well and Septic Program

RE: **WP-14-136**

DATE: May 15, 2014

The Health Department will require the signed approval of a Percolation Certification Plan agreeing with the proposal prior to the wavier petition consideration.

- 3 lot subdiv - they only record for 2 lots - Parcel A to the east is the remainder of parent lot - must show SDA for ex. house on par A - must show whole lot on plan
- needs more holes per SDA
- RC Zone - needs DPZ approval as minor sub.
- needs alt well sites
- lot 2 SDA in wet season soil

GMB

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: May 13, 2014

DPZ File No. WP-14-136

Department of Planning and Zoning

- 1 Transportation Planning
1 Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
1 Research
Address Coordinator

- 1 Comprehensive & Community Planning
2 Development Engineering Division
Other
2 File

Agencies

- Soil Conservation District
1 Department of Inspections, Licenses & Permits
1 Department of Fire and Rescue Services
5 State Highway Administration
1 Health Department
1 Public School System
1 Recreation and Parks
WSSC (Non-Residential Only)
MD Aviation Administration

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
1 DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Lally Property

ENCLOSED FOR YOUR Signature Approval [checked] Review & Comments Files
THE ENCLOSED Original Pre-Packaged Plan Set

Table with 3 columns: Plans, # of Sheets, Supplemental Documents. Lists various documents like Sketch Plan, Wetlands Report, etc.

WAS: [checked] Received Tentatively Approved Recorded
Received and Revised Approved On May 13, 2014

COMMENTS: SRC/Comments Due By: June 6, 2014

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: JB

Howard County Department of Planning and Zoning
 Division of Land Development
WAIVER PETITION APPLICATION
[Waiver from Subdivision and Land Development Regulations]

Date Submitted/Accepted 5/13/14 DPZ File Number WP-14-136

I. Site Description

Subdivision Name/Property Identification: Lally Property
 Location of property: 14830 Old Frederick Road
 (Street Address and/or Road Name)

Rural Residential (vacant) / recreational
 (Existing Use)

Rural Residential
 (Proposed Use)

8
 (Tax Map No.)

10
 (Grid/Block No.)

27
 (Parcel No.)

4
 (Election District)

RC-DEO
 (Zoning District)

7.17 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.)

See meeting log from Kent Sheubrooks dated January 31, 2012 on Lally Property (copy attached).

See also determination letter dated April 13, 2009 from J. Robert Lalush, Planning Supervisor regarding existing lot of record status of 7.17 acre parcel (copy attached).

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(c)(2)(i)</u>	<u>20 feet minimum frontage for single pipe stem and non-pipestem lots which can not be further subdivided under current zoning.</u>
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____

III. *Justification*

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

PLEASE ATTACH A SEPARATE LETTER OF JUSTIFICATION TO SUPPORT THE WAIVER REQUESTS.

IV. *Pre-Submission Meeting Requirements*

→→→a. **Community Meeting Requirement** - If no previous subdivision plans and/or zoning or conditional use petitions were processed, a pre-submission community meeting is required for the initial plan submittal of all new residential development and for new non-residential development located within 200 feet of a residential zoning district or an existing non-residential development which is located within 200 feet of a residential zoning district and proposed for a floor area expansion of more than 25% in accordance with Sections 16.156(a) and 16.128 of the Subdivision and Land Development Regulations for waivers of the site development plan requirement. [See DPZ policy memo dated 3/22/04 for existing lots/parcels]. The property owner/developer must provide 3 weeks advance notice regarding the community meeting's date, time and location to all adjoining property owners identified in the records of the State Department of Assessments and Taxation and any community association that represents the geographic area of the subject property by first class mail; and sent electronically to any community association registered with the County for projects in a certain geographic area; the Howard County Council; and DPZ, which will place the meeting notice on the DPZ's website. The developer shall send a copy of the minutes and written responses to the meeting attendees and DPZ, either electronically or by first class mail. **A certification that meeting notices were mailed, contact information for the attendees and a copy of the minutes and a written response with a dated return mail receipt or dated email attached to all of the major comments recorded at the meeting must be submitted to DPZ along with the initial plan application. The meeting minutes, including a written response to all questions, shall be sent to all meeting attendees within 60 days of the meeting either electronically or by first class mail [Council Bill 6-2011].**

MEETING
COMPLETED
4-3-13

→→→b. **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 contains a historic structure (50 years or older) in accordance with Section 16.603A of the Howard County Code. Verify this requirement by checking the Historic Sites Inventory list and maps available at the DPZ public service desk or checking with the Resource Conservation Division. The property owner/developer must contact the DPZ, Resource Conservation Division 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.**

→→→c. **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.

- d. **Design Advisory Panel (DAP)** – A pre-submission advisory meeting with the Design Advisory Panel is required for sketch and preliminary equivalent sketch plans that are submitted on or after November 3, 2008 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; on parcels located within the U.S. Route 40 corridor that are zoned 'TNC' or that are subject to the Route 40 Design Manual; on parcels which age-restricted adult housing is to be constructed pursuant to a conditional use; on redevelopment parcels located in the New Town Village Centers with boundaries proposed by a property owner or established by the Zoning Board or County Council; and for revitalization and redevelopment of Downtown Columbia in accordance with Sections 16.1501 and 16.1504 of the Howard County Code. 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 recommendations to DPZ along with the initial subdivision plan application.**

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 (**15 sets of the completed waiver application and plan exhibit if the subject property adjoins a County road; 19 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 15 or 19 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 <http://www.co.ho.md.us/DPZ/formsfeesapplications.htm>.

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, Justification Attached
	<input type="checkbox"/> Not Applicable	
	<input type="checkbox"/> NA	

- ✓ 1. Vicinity map scale 1" = 2,000' indicating and identifying the total boundary of the property, exact site location, vicinity roads and north arrow.
- ✓ 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, streams, wetland and forested areas, if applicable, and/or provide a professional certification that environmental features do not exist on the property.
- ___ 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).
- ✓ 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).
- NA 14. Submit 2 sets of photographs for all existing on-site structures.
- 15. Identify the location of any existing wells and/or private septic systems.
- NA 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 located 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.
- NA 17. **Route 40 Design Manual**
Compliance with the Route 40 Design Manual is required for new development and redevelopment projects located in the Traditional Neighborhood Center (TNC) zoning districts and on parcels located within the Route 40 Corridor as defined in the Route 40 Design Manual. All plan submissions within the Route 40 corridor, beginning with the initial subdivision or site development plan, shall show all applicable streetscape, site and building designs responding to the Route 40 Design Manual's requirements and recommendations. All plan submissions within the Route 40 corridor shall provide a written summary of how the proposed design achieves the objectives of the Route 40 Design Manual. Also, building design and schematic architectural elevation details must be included with the initial subdivision or site development plan submission.
- 18. **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.**

___ 19. Please complete the following:

A pre-submission meeting was held with DPZ on _____ with
[date]
_____, 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 at the time of the submission.**

Owner's authorization attached *

 3-5-11
(Signature of Property Owner) (Date)
(Fee Simple Owner Only)

Nicholas Lally
(Name of Property Owner)

14830 Old Frederick Rd
(Address)

Woodbine, MD 21797
(City, State, Zip Code)

E-Mail _____

410-489-7744
(Telephone) (Fax)

Contact Person: Nick Lally

 2-11-14
(Signature of Petition Preparer) * (Date)

RTF Associates, Inc.
(Name of Petition Preparer, Surveyor/Engineering/Architect or Agent/Developer)

142 East Main Street
(Address)

Westminster, MD 21157
(City, State, Zip Code)

E-Mail RTF142@verizon.net

410-848-2040 410-840-8387
(Telephone) (Fax)

Contact Person: John E. Lemmerman, Prof. L.S.

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 (15 sets on County Road or
 ___ Applications 19 sets on State Road)
 - c. Supplemental Information is provided
 - d. Certification of pre-submission community meeting and summary of community comments with dated responses to all meeting attendees within 60 days is provided and three week notice given to DPZ and County Council, if applicable
 - e. Certification of pre-submission HDC advisory meeting for new projects in Historic District or listed in Historic Sites Inventory
 - f. Photographs of existing structures (for Historic Preservation Review)
 - g. MAA Approval Letter (if applicable)
 - h. Written summary of Route 1 Manual/Route 40 Design Manual compliance (if applic)
 - i. DAP project design recommendation for Route 1/Route 40 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. _____ Amount _____
SAP Acct 1000000000-3000-3000000000-PWPW000000000000-432530

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 _____

RTF ASSOCIATES, INC. *LAND SURVEYING AND PLANNING*

142 East Main Street
Westminster, Maryland 21157
Phone 410-848-2040, 410-876-1222
E-Mail RTF142@verizon.net
Fax 410-840-8387

January 14, 2014
RTF # 12-09
Page 1 of 3

George Howard Building
3430 Courthouse Drive
Ellicott City, MD 21043

**Re: Waiver Request to Subtitle I, Subdivision and Land Development Regulations,
Section 16.120(c)(2) Lot-Layout, Minimum Frontages, Single Family detached.**

Dear Sir or Madam:

The Lally property is located on the north side of Old Frederick Road. The property presently exists as 2 separate deeded parcels. Parcel 27 was split into two parcels by deed dated August, 5, 1955 and recorded in Liber 271, Folio 12. The first parcel is 9.35 acres, has the Lally's primary residence on it, and is known as 14830 Old Frederick Road. The second parcel is 7.17 acres, is served by an existing 40 foot right of way, and is the subject of this waiver request. Please see the attached letter from the Division of Public Service and Zoning Administration, dated April 13, 2009, recognizing the 2 separate parcels for the property.

The Lally's are interested in sub-dividing their property to create one additional lot. After careful consideration and exploring all options, it is our professional opinion that subdividing the 7 acres into two 3 plus acre lots would be the best option to meet and maintain the integrity of the property and neighborhood. This option would require a waiver to Section 16.120(c) for public road frontage from 20' for each lot or 24' for both lots as a use-in-common to zero feet. There are 4 users on the existing driveway in the recorded 40 foot right of way, parcels 27 (Lally), 280, 24, and 216. The addition of the two proposed lots will bring the total number of users to 6.

The adjoining Lally's 9 acre parcel has 40 feet technical road frontage adjoining the McCann Property subdivision at the end of McCann Farm Road under F-01-105 recorded in June 27, 2002. However it is undesirable to access the proposed two lots on the adjoining 7 acre thru the 9 acres for the following reasons:

1. The 9 acre parcel is registered on the Maryland inventory of Historic Properties as there is a historic log cabin on the property.
2. Creating access from McCann Farm Road would require clearing existing forest. This is avoidable by utilizing the existing driveway that currently serves the property associated with this waiver request.
3. Access from McCann Farm Road would require a considerable amount of grading. This area of disturbance is avoidable by utilizing the existing driveway that currently serves the property associated with this waiver request.
4. Access from McCann Farm Road would create additional impervious area that can be avoided by utilizing the existing driveway that currently serves the property associated with this waiver request.
5. Access from McCann Farm Road would require construction on, adjacent and upgrade from steep slopes, an existing pond, stream and associated wetlands when it could be avoided by utilizing the existing driveway that currently serves the property associated with this waiver request.
6. Access from McCann Farm Road would disrupt an existing established neighborhood with construction traffic and additional users on their dead end subdivision road. This is also avoidable by utilizing the existing driveway associated with this waiver request.
7. A Pre-submission Community meeting was held on April 3, 2013 to get feedback from the community based on the proposed option of subdividing the 7 acres into two lots, utilizing the existing shared driveway in the recorded 40 foot right-of-way (associated with this waiver request). There was no opposition to the proposal. Two people opted to sign in on the sign is sheet. Some residents from McCann Farm Road showed up to the meeting but did not comment or stay once they were informed the Lally's were NOT planning on accessing the additional sub-division lot via McCann Farm Road.
8. Alternative options that include the 9 acres as part of the sub-division as Lot 3 to allow the creation of narrow pipe stems for the 2 proposed lots leading thru the 9 acre parcel to connect with McCann Farm Road frontage, but retain the access onto the private drive would also require a waiver request because frontage and access would be at different locations. This option would also require a waiver of Section 16.120(b)(4) to allow environmental features (wetlands, buffers and forest easements) on a lot less than 10 acres. These alternatives would also drive the owners to seek an additional subdivision lot to counter the additional expenses, which is counterproductive to their intent and less compatible with the property/neighborhood characteristics.

An approval to this waiver request would be consistent with the State of Maryland and Howard County's Forest Conservation policies and guidelines, Storm Water Management policies and guidelines, Sediment and Erosion Control guidelines, and help keep the integrity of the subject property and its neighborhood with sound Land Planning. As this letter outlines, the intent of the regulations will be served to a greater extent through the implementation of our alternative proposal of utilizing the existing private driveway and 40 foot right of way as access. Your serious consideration on this waiver request is appreciated as approval will not be detrimental to the public interest. Thank you.

Sincerely,
RTF Associates, Inc.

A handwritten signature in black ink, appearing to read "John E. Lemmerman", with a long horizontal flourish extending to the right.

John E. Lemmerman, Prof. L.S.

w/ attachments
zoning administrator letter dated April 13, 2009
supporting data plan



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

April 13, 2009

Mary Theresa Perilla Canup
1010 W. 42nd Street
Richmond, Virginia 23225

RE: 14830 Old Frederick Road; 7.1721 Acre Parcel
Tax Map 8, Grid 10, Parcel 27
(the "Property")

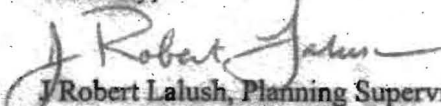
Dear Ms. Canup:

I am writing in response to your letter dated April 3, 2009, regarding the Property referenced above. In your letter, you ask whether the Property is a legal "buildable lot". You submitted several deeds as documentation for the creation of the Property.

This Division has evaluated the materials you submitted with your letter, and we have concluded that the Property was created on August 5, 1955 with the recording of a deed in Liber 271 Folio 12. Based on this conclusion, we consider the Property to be a valid lot for which this Division will grant authorization on a building permit for a single-family detached dwelling, but only if the dwelling fully complies with the current bulk regulations for the RC District. Section 16.155.(a)(2)(ii) of the Subdivision and Land Development Regulations states that lots in recorded subdivisions created before February 7, 1976 are exempt from site development plan requirements unless more than 5,000 square feet of disturbance is proposed and the lots have not been reconfigured or merged through the recordation of a plat recorded on or after February 7, 1976.

The Property may still be subject to access or plan approval requirements before a building permit may be issued. A building permit application for a single-family detached dwelling on the Property will not be given zoning authorization unless a copy of this letter is submitted with the application. Please be advised that the State Department of Assessments and Taxation ("SDAT") records show the Property as being 16.52 acres. It is unknown why SDAT has this amount because the deeds are quite clear about the 7.1721 acre size, but you may want to contact that department about this issue. If you have additional questions, please contact me at 410-313-4344 or at blalush@howardcountymd.gov.

Sincerely,


Robert Lalush, Planning Supervisor
Division of Public Service
and Zoning Administration

GLB/IRL:jrl

cc: Annette Merson
Tony LaRose

DPZ PROJECT MANAGEMENT COMMUNICATION

FROM: Kent Sheubrooks TO: Meeting Log Book DATE: January 31, 2012
PROJECT/PROPERTY NAME: Lally Property

SITE ADDRESS: Located on the north side of Old Frederick Road and at the terminus of McCann Farm Road, west of Route 97, zoned "RC-DEO" on Tax Map 8, Parcel No. 27

FILE NO: N/A Pre-sub. SOURCE: Phone Email Meeting

MEETING ATTENDEES: Kent, Chuck – DPZ, John Lemmerman and Mr. Lally

BACKGROUND NOTES: The property presently exists as 2 separate deeded parcels. Parcel 27 was split into two parcels by deed dated 08/05/55 by deed, Liber 271, Folio 12. The property is a total of 16.52 acres, a 7 acre and 9 plus acre parcel. See letter dated 04/13/09 from Zoning Division recognizing the 2 separate parcels for the property. An existing house is located on the 9 acre deeded parcel.

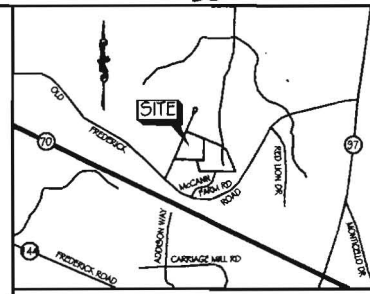
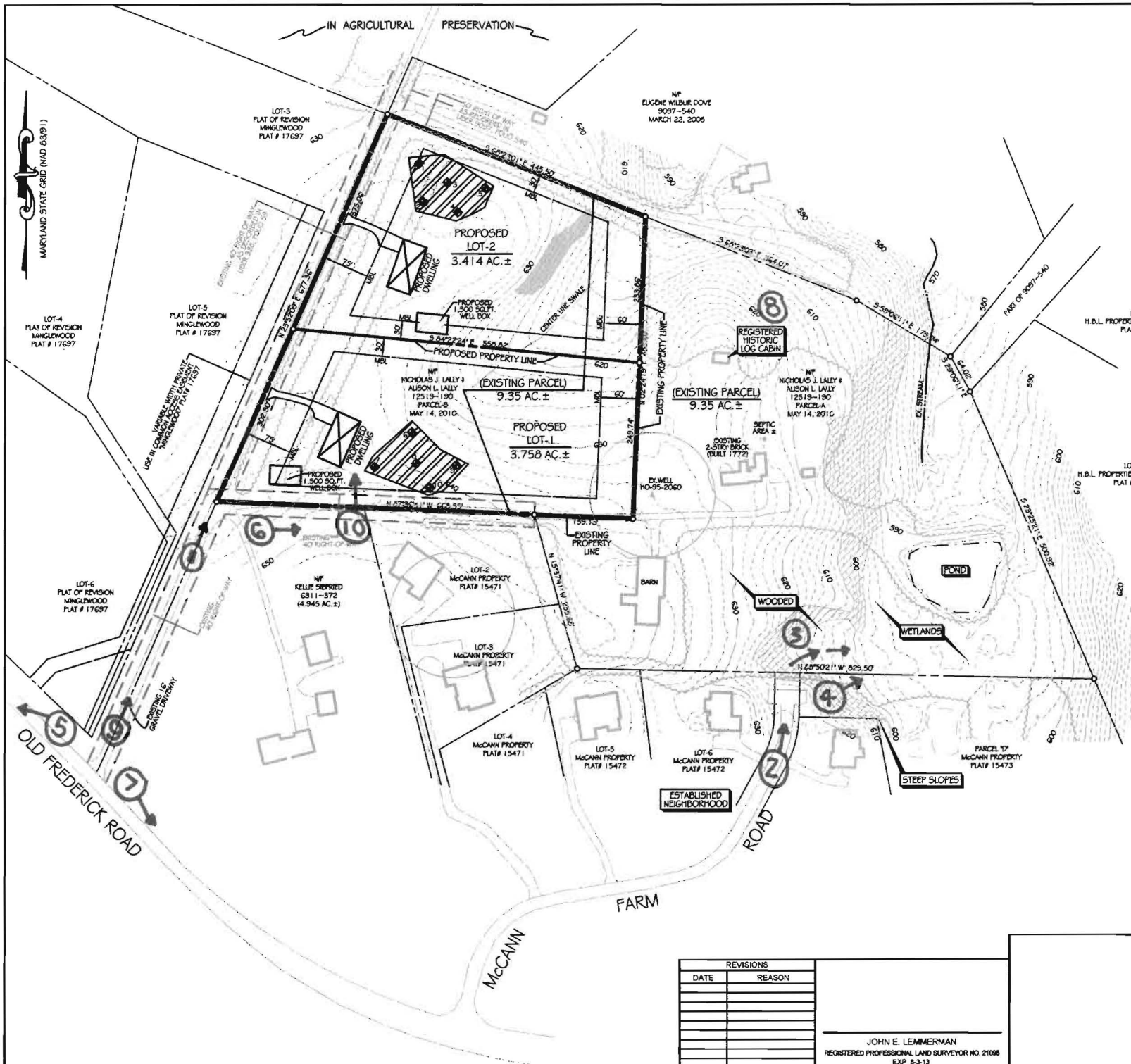
KEY ISSUES:

1. **Subdivision Plan** – The property owner wants to subdivide the 7 acre parcel into two – 3 acre lots as a minor subdivision. The property presently uses an existing recorded private 40' wide right-of-way with access onto Old Frederick Road. The property was also provided public road frontage through the McCann Property subdivision (40' frontage) at the end of McCann Farm Road under F-01-105 recorded in 6/27/02. However, there appears to be a grade challenge to connect to the public road. Therefore, the owner is proposing to utilize the existing recorded private R/W for access to the new lots. Right now there are 4 users on the existing driveway, Parcel 27, Parcel 280, Parcel 24, and Parcel 216. The addition of the 2 new lots will bring the total users to 6. A pre-submission community meeting is required, a final plat, a supplemental plan, a FSD and FCP, a waiver petition for waivers cited below and Chuck willing to accept a simplified ECP.
2. **Subdivision Waivers** – We discussed several different options for access to the 2 new lots. A waiver to Section 16.120(c) for public road frontage from 20' for each lot or 24" for both lots as a use-in-common to zero feet. Kent told them access is okay legally per recorded deed, but that DPZ prefers that the owner discuss the subdivision with the other 4 users and try and obtain a shared driveway maintenance agreement. This option would leave the 9 acre parcel off of the subdivision plat. The other option would include the 9 acre parcel as part of the subdivision as Lot 3 to allow creation of narrow pipestems for the 2 new lots leading through the 9 acre parcel to connect with McCann Farm Road public road frontage, but retain the access onto the private drive. This option would require a waiver of 16.120(c) also because frontage and access would be at different locations. Also, they would ask to reduce road frontage from 24' shared driveway to 20' feet. This option may also require a waiver of Section 16.120(b)(4) to allow environmental features (wetlands), buffers and forest easement on a lot less than 10 acres. The 9 acre parcel is mostly forested which could be used for forest retention obligation. The 7 acre parcel is mostly non-wooded requiring afforestation planting. A Design Manual waiver may also be necessary for adequate sight distance to the east of the existing shared driveway along Old Frederick Road.

FOLLOW-UP ACTIONS/SOLUTIONS:

1. No further action needed from DPZ. The property owner and consultant will have to decide on what option to pursue.

KS/T:DPZ/shared/dld/presubmissionmtg/lallysubdivision01-31-12



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES**
1. EXISTING ZONING= RC-DEO RURAL RESIDENTIAL
 2. ADC MAP/ GRID NO.= 4692-F7

PHOTO ORIENTATION INDEX
PLAN TO ACCOMPANY WAIVER PETITION APPLICATION OF **LALLY PROPERTY**

OLD FREDERICK ROAD
4th ELECT. DIST. HOWARD CO., MD.
TAX MAP: 8 BLOCK: 10 PARCEL: 27
ZONED: RC-DEO - RURAL RESIDENTIAL

TITLE REFERENCE	OWNER/DEVELOPER
NICHOLAS J. LALLY & ALISON L. LALLY LIBER 12519, FOLIO 190 MAY 14, 2010	NICHOLAS J. LALLY & ALISON L. LALLY 14830 OLD FREDERICK ROAD WOODBINE, MD. 21797 (410)-489-7744



142 EAST MAIN STREET WESTMINSTER, MD 21157
410-848-2040 FAX# 410-840-8387 410-876-1222
EMAIL: RTF142@VERIZON.NET WWW.RTFSURVEYING.COM
CHECKED BY: JEL DATE: 1-28-14
DRAWN BY: NCC DATE: 1-28-14
SCALE: 1" = 100'

REVISIONS	
DATE	REASON

JOHN E. LEMMERMAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21066
EXP. 5-3-13

ALL PHOTOS DATED 2-11-2014



① EXISTING DRWY. SPLIT.



② END OF MCCANN FARM RD.



③ DRAINAGE DITCH/RAVINE @ END OF MCCANN FARM RD.



④ DROP OFF AT END - MCCANN FARM ROAD OVERLOOKING POND + WETLANDS

ALL PHOTOS DATED 2-11-2014



⑥ RIGHT VIEW FROM EXISTING ENTRANCE



⑦ LALLY'S PRIVATE DRIVE



⑧ LEFT VIEW FROM EXISTING ENTRANCE

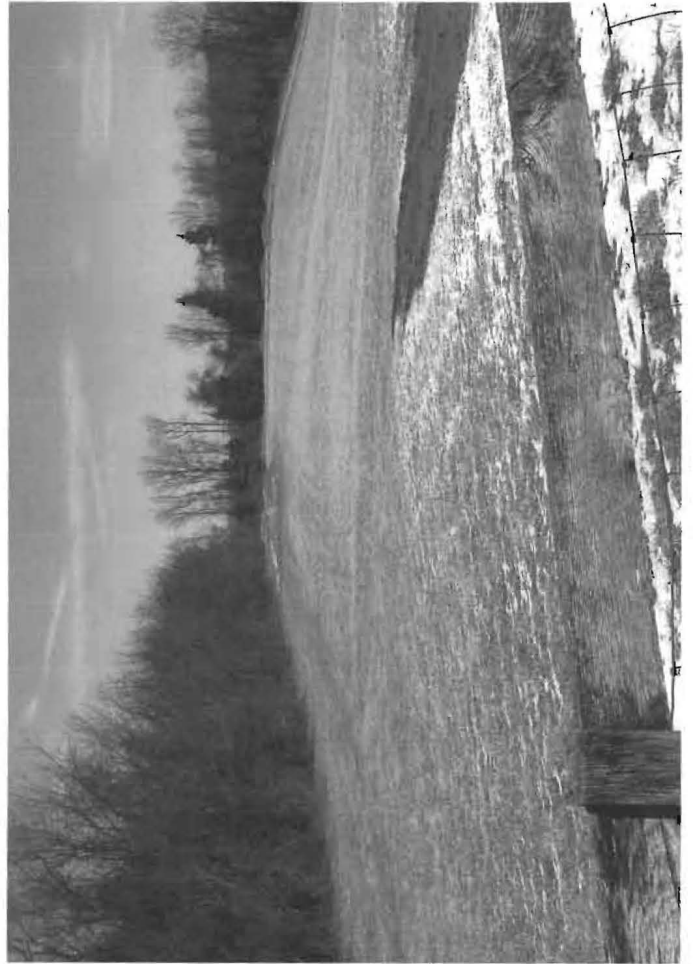


⑨ HISTORIC CABIN (OFF-SITE)

ALL PHOTOS DATED 2-11-2014



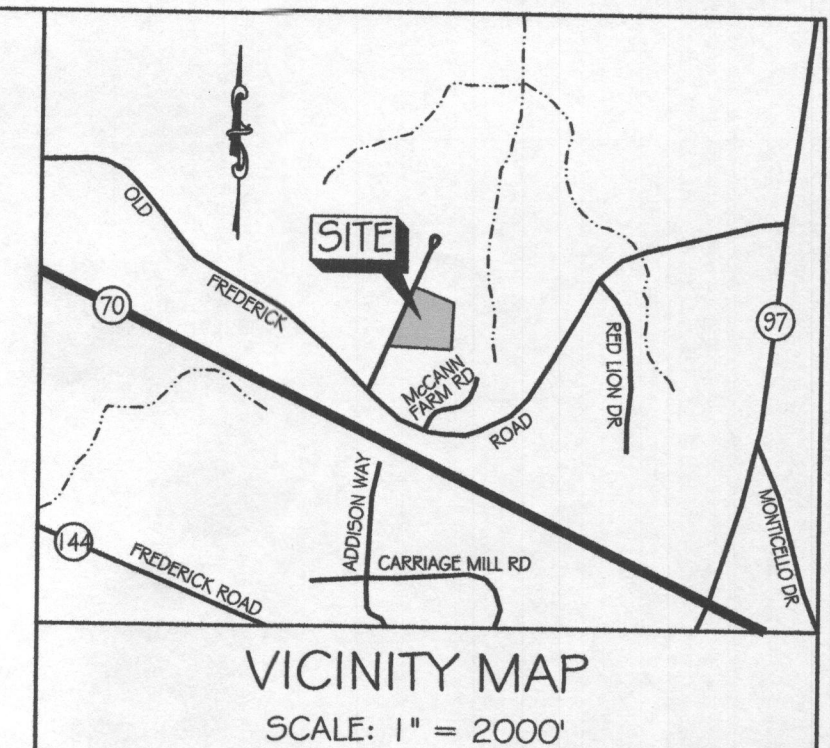
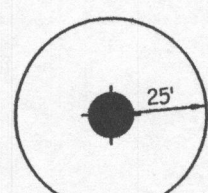
⑨ 16' STONE DRWY.
FROM ENTRANCE.



⑩ SITE
OVERVIEW

LEGEND

- SOIL CLASSIFICATION - _____
- PROPERTY LINE - _____
- CLEAN OUT - ○
- SWM DRYWELL - ○
- FAILED PERC TEST - ○
- PROPOSED PERC TEST - ○
- PASSED PERC TEST - ○
- OBSERVATION HOLE/TREATMENT ZONE - ○
- EXISTING WELL - ○
- PROPOSED WELL - ○
- UTILITY POLE - ○
- >25% SLOPES - [Hatched Area]



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO OBTAIN PERCOLATION TESTS FOR TWO PROPOSED LOTS.
2. [Hatched Area Symbol] THIS AREA DESIGNATES A PRIVATE SEWAGE AREA OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWERAGE IS AVAILABLE. THIS AREA SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE AREA. RECORDATION OF A MODIFIED SEWAGE AREA SHALL NOT BE NECESSARY.
3. SOILS SHOWN HEREON ARE TAKEN FROM NRCS GIS DATA.
4. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
5. EXISTING WELLS, SEPTIC SYSTEMS, AND SEWAGE DISPOSAL AREAS WITHIN 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
6. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED "GOVERNMENT DELAY" IF THE WELL DRILLING HOLDS UP HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
7. THE TOPOGRAPHY OF THIS PLAT IS TAKEN FROM HOWARD COUNTY (GIS) SPATIAL DATA USING LIDAR PRODUCTS AND IS VERIFIED TO ACCURATELY REPRESENT THE RELATIVE CHANGES ON THE SUBJECT PROPERTY.
8. TOPOGRAPHY SHOWN IS AT TWO-FOOT CONTOUR INTERVALS AND HAS BEEN FIELD VERIFIED OR FIELD RUN.
9. ANY CHANGES TO A PRIVATE SEWAGE AREA SHALL REQUIRE A REVISED PERCOLATION CERTIFICATION PLAN.
10. IF APPLICABLE, GROUNDWATER APPROPRIATIONS PERMIT SHALL BE OBTAINED PRIOR TO PLAT RECORDATION.
11. IF PRETREATMENT IS PROPOSED: AN ADVANCED PRE-TREATMENT SYSTEM, WHICH UTILIZES BEST AVAILABLE TECHNOLOGY TO PERFORM NITROGEN REDUCTION, MUST BE INSTALLED ON THE SEPTIC SYSTEM LOCATED ON LOT. DUE TO (ENTER REASON), A SUPPLEMENTAL SITE PLAN WITH ALL OF THE NECESSARY DETAILS FOR INSTALLATION OF THE SYSTEM WILL BE REQUIRED PRIOR TO THE RELEASE OF THE BUILDING PERMIT (IF APPLICABLE) AND SEPTIC SYSTEM INSTALLATION PERMIT. IN ADDITION, AN OPERATION AND MAINTENANCE CONTRACT AGREEMENT MUST BE FILED WITH HOWARD COUNTY LAND RECORDS WITHIN 60 DAYS OF PLAT RECORDATION.

DATA BLOCK

1. ZONING DISTRICT - RURAL CONSERVATION
2. NUMBER OF BUILDING SITES - 2
3. AVERAGE AREA - 3.000 AC ± AVERAGE WIDTH - 340±
4. AREA OF ROAD WIDENING - N/A
5. NET AREA OF SUBDIVISION - 6.000 AC ±
6. TOTAL AREA OF SUBDIVISION - 6.000 AC ±

PRELIMINARY PLAN OF LALLY PROPERTY
 OLD FREDERICK ROAD
 4th ELECT. DIST. HOWARD CO., MD.
 TAX MAP: 8 BLOCK: 10 PARCEL: 27

TITLE REFERENCE	OWNER/DEVELOPER
NICHOLAS J. LALLY & ALISON L. LALLY LIBER 12519, FOLIO 190 MAY 14, 2010	NICHOLAS J. LALLY & ALISON L. LALLY 14830 OLD FREDERICK ROAD WOODBINE, MD. 21797 (410)-489-7744



142 EAST MAIN STREET WESTMINSTER, MD 21157
 410-848-2040 FAX# 410-840-8387 410-876-1222
 EMAIL: RTF142@VERIZON.NET WWW.RTFSURVEYING.COM
 CHECKED BY: _____ DATE: _____
 DRAWN BY: NCC DATE: 11-23-12
 SCALE: 1" = 50'

RTF JOB#: 12-09 COUNTY FILE#: N/A SHEET: 1 OF 1

REVISIONS	
DATE	REASON
10-28-13	HCHD COMMENTS

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

JOHN E. LEMMERMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096
 EXP. 8-3-13

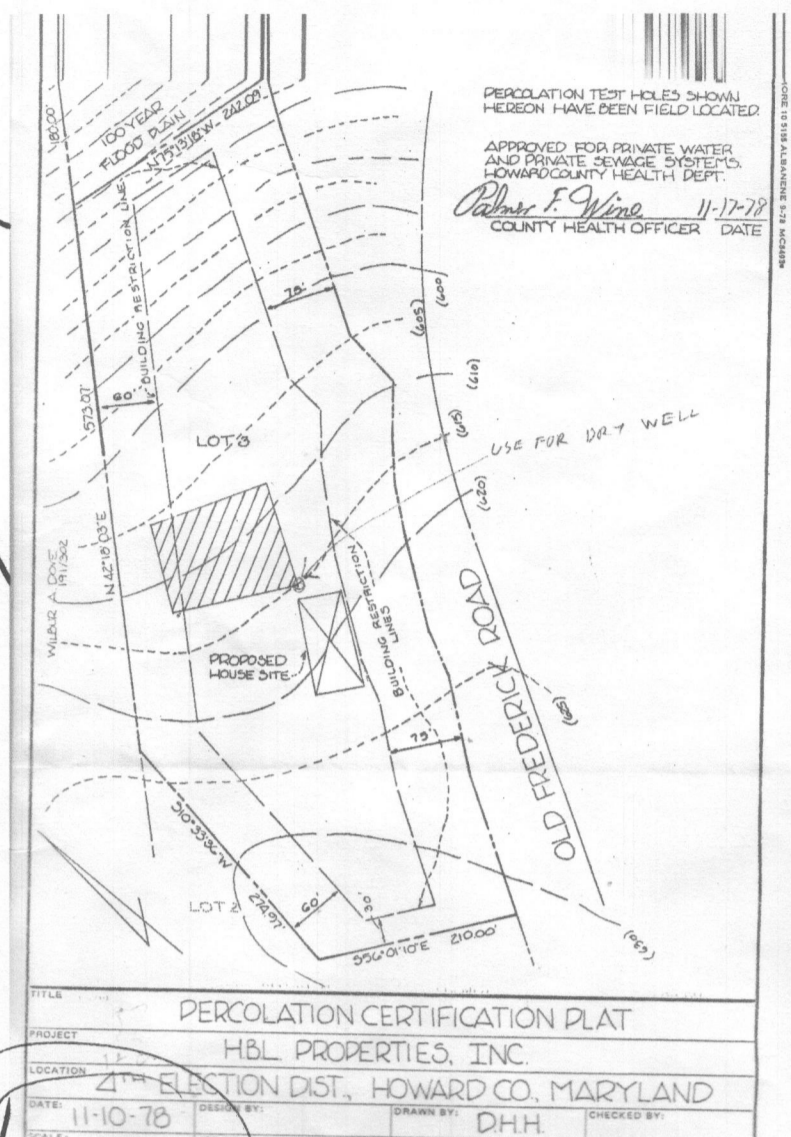
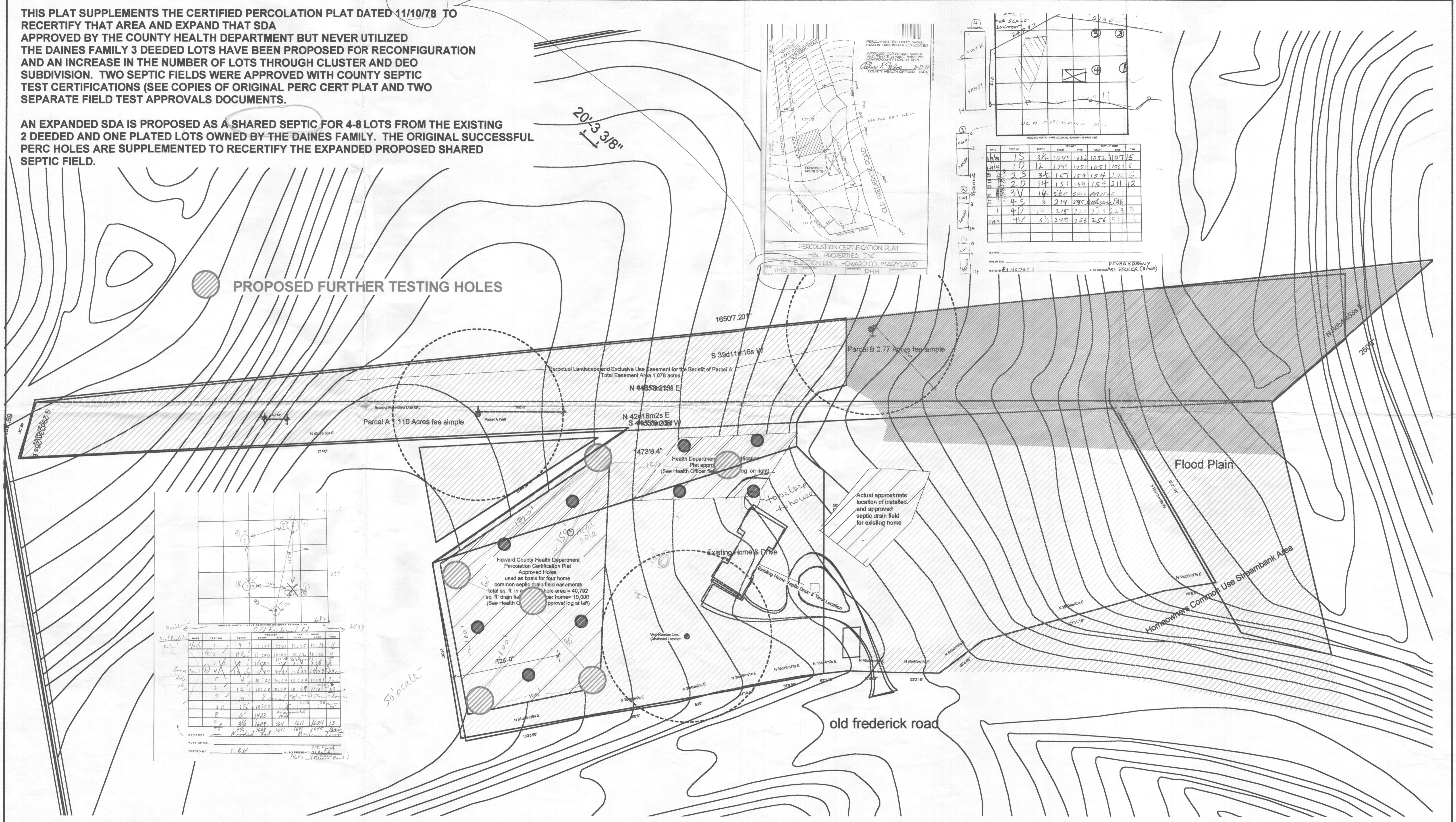
APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. DATE _____



PC tested to Daines

THIS PLAT SUPPLEMENTS THE CERTIFIED PERCOLATION PLAT DATED 11/10/78 TO RECERTIFY THAT AREA AND EXPAND THAT SDA APPROVED BY THE COUNTY HEALTH DEPARTMENT BUT NEVER UTILIZED THE DAINES FAMILY 3 DEEDED LOTS HAVE BEEN PROPOSED FOR RECONFIGURATION AND AN INCREASE IN THE NUMBER OF LOTS THROUGH CLUSTER AND DEO SUBDIVISION. TWO SEPTIC FIELDS WERE APPROVED WITH COUNTY SEPTIC TEST CERTIFICATIONS (SEE COPIES OF ORIGINAL PERC CERT PLAT AND TWO SEPARATE FIELD TEST APPROVALS DOCUMENTS.

AN EXPANDED SDA IS PROPOSED AS A SHARED SEPTIC FOR 4-8 LOTS FROM THE EXISTING 2 DEEDED AND ONE PLATED LOTS OWNED BY THE DAINES FAMILY. THE ORIGINAL SUCCESSFUL PERC HOLES ARE SUPPLEMENTED TO RECERTIFY THE EXPANDED PROPOSED SHARED SEPTIC FIELD.



DATE	TEST NO.	DEPTH	START	STOP	TEST #	STOP	TIME
11/17/78	15	3 1/2	10:45	10:52	1052	10:07	15
11/17/78	1D	12	10:48	10:51	1051	10:51	6
11/17/78	25	3 1/2	10:51	10:54	1054	10:54	6
11/17/78	2D	14	10:51	10:59	1059	11:12	12
11/17/78	3V	14	5:00	3:02	3002	3:02	12
11/17/78	45	3	2:14	2:15	2015	2:15	12
11/17/78	47	10	2:15	2:11	2011	2:23	13
11/17/78	41	5'	2:48	2:56	2056	2:11	15

REMARKS: TYPE OF SOIL: PERVAZIBANDY TESTED BY: B. HODGES ALSO PRESENT: MR. SELKOR (OWNER)

Howard County Health Department Percolation Certification Plat Approved Holes used as basis for four home common septic drain field measurements total sq. ft. in 4 holes area = 40,792 sq. ft. drain field per home = 10,000 (See Health Dept approval log at left)

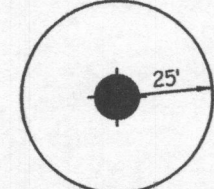
DATE	TEST NO.	DEPTH	START	STOP	TEST #	STOP	TIME
11/16/78	1	4	10:20	10:25	1025	10:25	4
11/16/78	2	11 1/2	10:20	10:23	1023	10:23	4
11/16/78	3	10	10:20	10:22	1022	10:22	4
11/16/78	4	10	10:20	10:23	1023	10:23	4
11/16/78	5	4	10:20	10:22	1022	10:22	7
11/16/78	6	12	10:20	10:23	1023	10:23	3
11/16/78	7	10	10:20	10:22	1022	10:22	7
11/16/78	8	6'	10:22	10:23	1023	10:23	20
11/16/78	9	3 1/2	10:24	10:21	1021	10:24	13
11/16/78	10	7 1/2	10:23	10:21	1021	10:24	13

REMARKS: TYPE OF SOIL: C.B.D. ALSO PRESENT: (See Health Dept approval log at left)

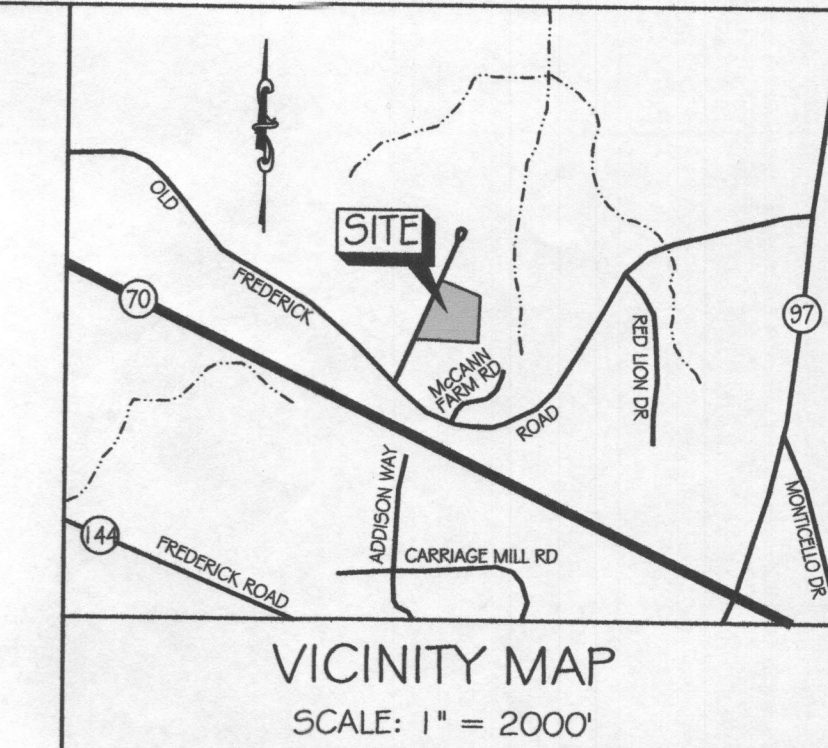
No.	Date	Revisions / Submissions		Design Firm Inverness Homes LLC KCE Engineering Oishi Architect K&K Excavating/Septic	Project Title 14630 Old Frederick Rd. Woodbine (Glenwood) Maryland 21797	Project Manager Rene Sales	Project ID Daines Family Owner/Developers
				Consultant SRD Research Group 16940 Maryland Route 144 Mount Airy MD 21771	Drawing Title Access, Use and Septic Easements Parcel A, Parcel B & Lot 3	Drawn By CD/SD	Scale 1:900 Nred 1/5E
				Reviewed By RS	Date January 21, 2004	Drawing No. 23	of 18

LEGEND

- SOIL CLASSIFICATION - [Symbol]
- PROPERTY LINE - [Symbol]
- CLEAN OUT - [Symbol]
- SWM DRYWELL - [Symbol]
- FAILED PERC TEST - [Symbol]
- PROPOSED PERC TEST - [Symbol]
- PASSED PERC TEST - [Symbol]
- OBSERVATION HOLE / TREATMENT ZONE - [Symbol]
- EXISTING WELL - [Symbol]
- PROPOSED WELL - [Symbol]
- UTILITY POLE - [Symbol]
- >25% SLOPES - [Symbol]



MARYLAND STATE GRID (NAD 83) (1)



GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO OBTAIN PERCOLATION TESTS FOR TWO PROPOSED LOTS.
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3. SOILS SHOWN HEREON ARE TAKEN FROM NRCS GIS DATA.
4. THE LOT SHOWN HEREON COMPLIES WITH THE MINIMUM OWNERSHIP, WIDTH, AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT.
5. EXISTING WELLS, SEPTIC SYSTEMS, AND SEWAGE DISPOSAL AREAS WITHIN 100' OF THE PROPERTY AND THOSE WELLS WITHIN 200' DOWN GRADIENT OF EXISTING OR PROPOSED SEPTIC SYSTEMS OR SEWAGE DISPOSAL AREAS HAVE BEEN SHOWN.
6. ALL WELLS SHALL BE DRILLED PRIOR TO FINAL PLAT RECORDATION. IT IS THE DEVELOPER'S RESPONSIBILITY TO SCHEDULE THE WELL DRILLING PRIOR TO FINAL PLAT SUBMISSION. IT WILL NOT BE CONSIDERED 'GOVERNMENT DELAY' IF THE WELL DRILLING HOLDS UP HEALTH DEPARTMENT SIGNATURE OF THE RECORD PLAT.
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DATA BLOCK

1. ZONING DISTRICT - RURAL CONSERVATION
2. NUMBER OF BUILDING SITES - 2
3. AVERAGE AREA - 3,000 AC ± AVERAGE WIDTH - 340' ±
4. AREA OF ROAD WIDENING - N/A
5. NET AREA OF SUBDIVISION - 6,000 AC ±
6. TOTAL AREA OF SUBDIVISION - 6,000 AC ±

PRELIMINARY PLAN OF LALLY PROPERTY
 OLD FREDERICK ROAD
 4th ELECT. DIST. HOWARD CO., MD.
 TAX MAP: 8 BLOCK: 10 PARCEL: 27

TITLE REFERENCE	OWNER/DEVELOPER
NICHOLAS J. LALLY & ALISON L. LALLY LIBER 12519, FOLIO 190 MAY 14, 2010	NICHOLAS J. LALLY & ALISON L. LALLY 14830 OLD FREDERICK ROAD WOODBINE, MD. 21797 (410)-488-7744



142 EAST MAIN STREET WESTMINSTER, MD 21157
 410-848-2040 FAX# 410-840-8387 410-876-1222
 EMAIL: RTF142@VERIZON.NET WWW.RTFSURVEYING.COM
 CHECKED BY: _____ DATE: _____
 DRAWN BY: NCC DATE: 11-23-12
 SCALE: 1" = 50'

RTF JOB#: 12-09 COUNTY FILE#: N/A SHEET: 1 OF 1

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. DATE _____

REVISIONS	
DATE	REASON
10-28-13	HCHD COMMENTS

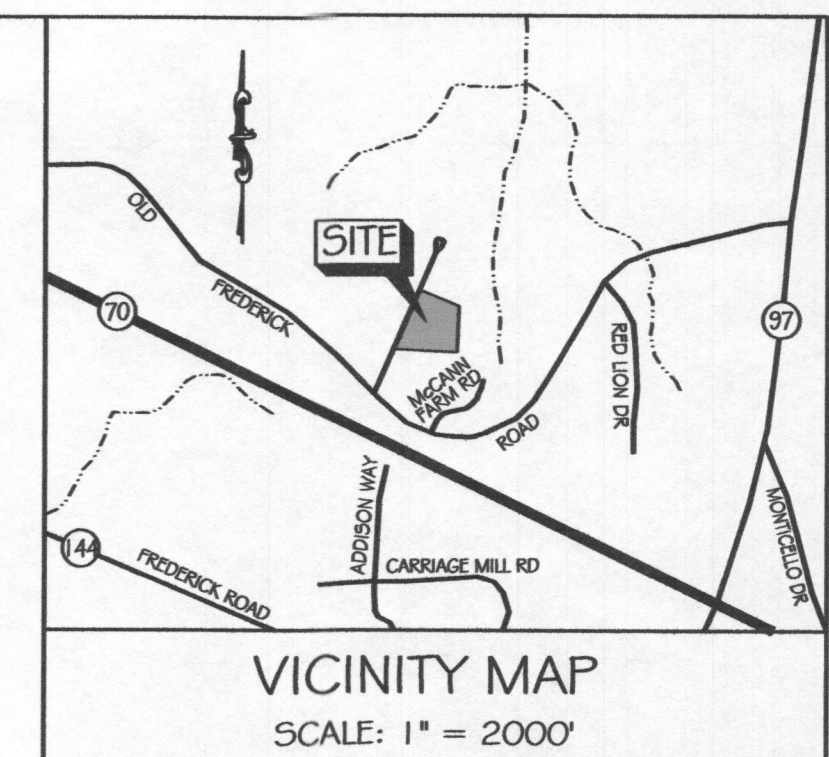
I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON FIELD WORK PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND IS CORRECT, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JOHN E. LEMMERMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21098
 EXP. 8-3-13



LEGEND

- SOIL CLASSIFICATION - [Symbol]
- PROPERTY LINE - [Symbol]
- CLEAN OUT - [Symbol]
- SWM DRYWELL - [Symbol]
- FAILED PERC TEST - [Symbol]
- PROPOSED PERC TEST - [Symbol]
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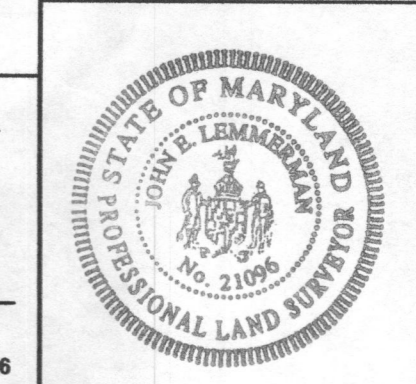
PRELIMINARY PLAN OF LALLY PROPERTY
 OLD FREDERICK ROAD
 4th ELECT. DIST. HOWARD CO., MD.
 TAX MAP: 8 BLOCK: 10 PARCEL: 27

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 410-848-2040 FAX# 410-840-8387 410-876-1222
 EMAIL: RTF142@VERIZON.NET WWW.RTF-SURVEYING.COM
 CHECKED BY: _____ DATE: _____
 DRAWN BY: NCC DATE: 11-23-12
 SCALE: 1" = 50'

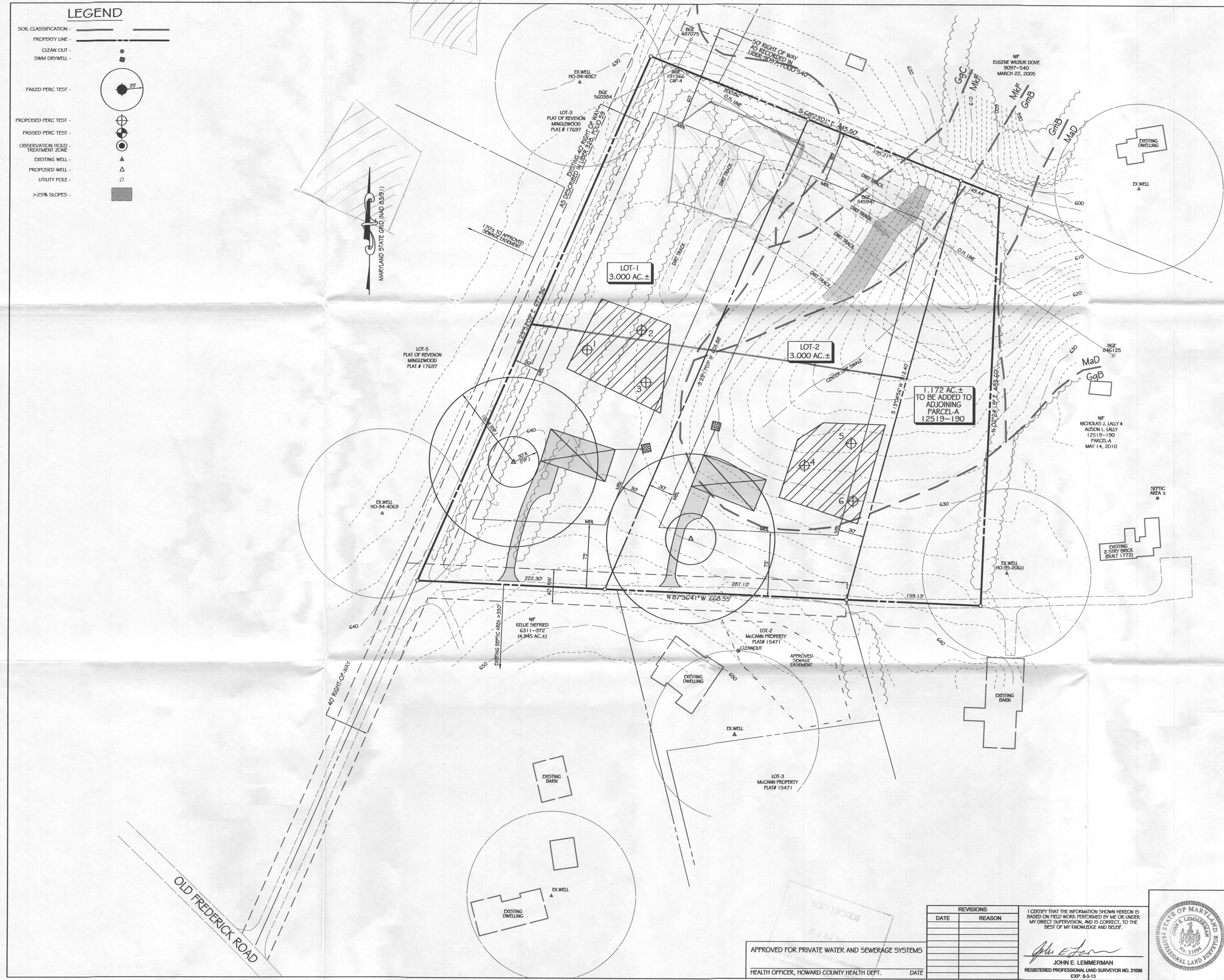
RTF JOB#: 12-09 COUNTY FILE#: N/A SHEET: 1 OF 1

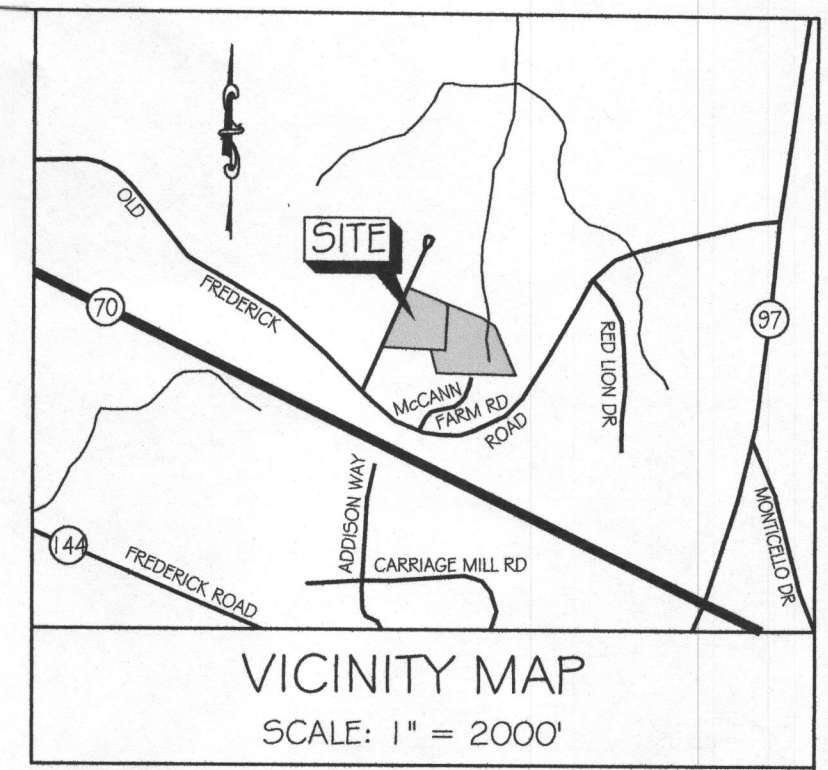
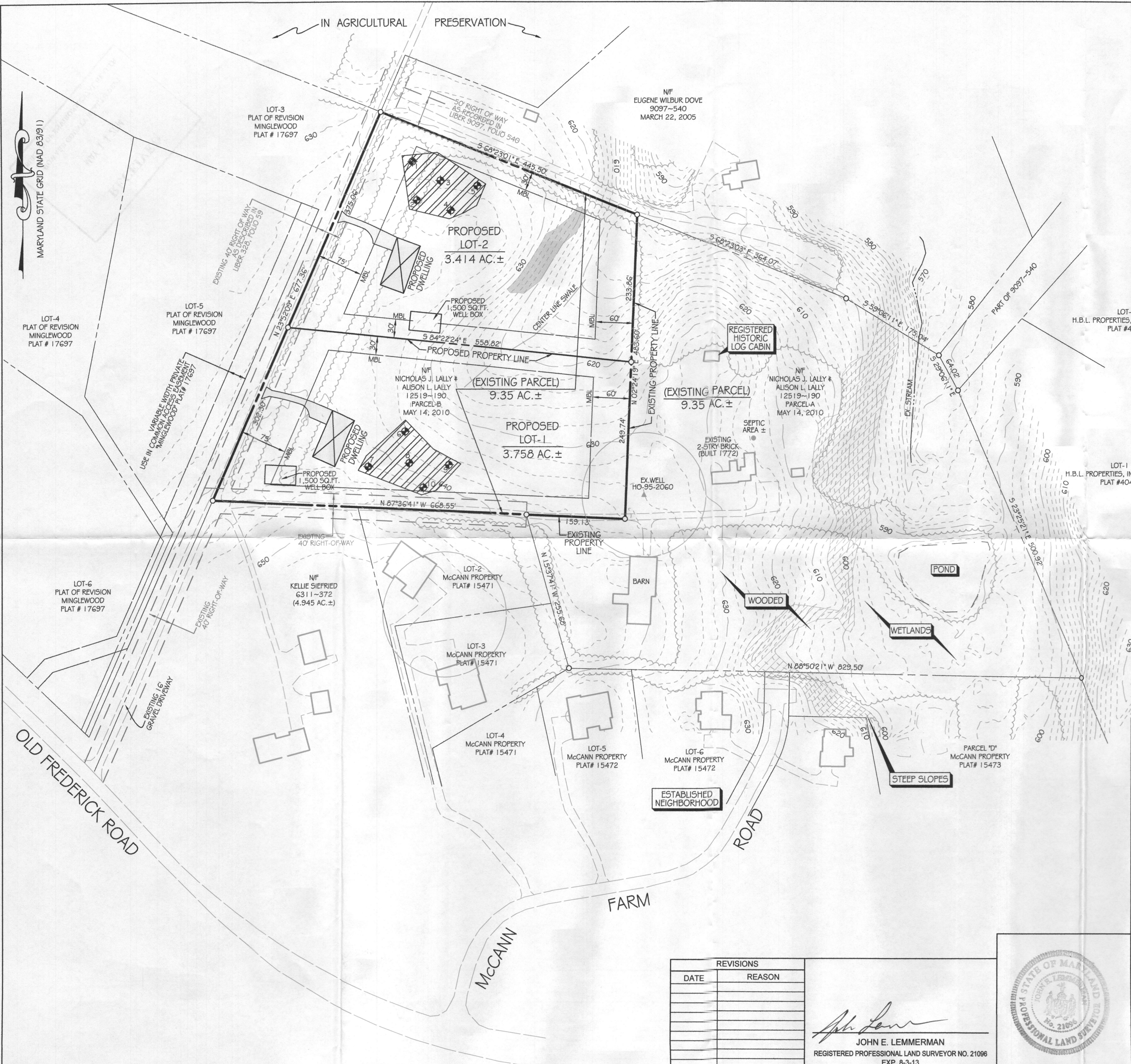


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 JOHN E. LEMMERMAN
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096
 EXP. 8-3-13

REVISIONS	
DATE	REASON

APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS
 HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT. DATE: _____





- GENERAL NOTES**
- EXISTING ZONING= RC-DEO RURAL RESIDENTIAL
 - ADC MAP/ GRID NO.= 4692-F7

PLAN TO ACCOMPANY
WAIVER PETITION APPLICATION
OF
LALLY PROPERTY

OLD FREDERICK ROAD
4th ELECT. DIST. HOWARD CO., MD.
TAX MAP: 8 BLOCK: 10 PARCEL: 27
ZONED: RC-DEO - RURAL RESIDENTIAL

TITLE REFERENCE	OWNER/DEVELOPER
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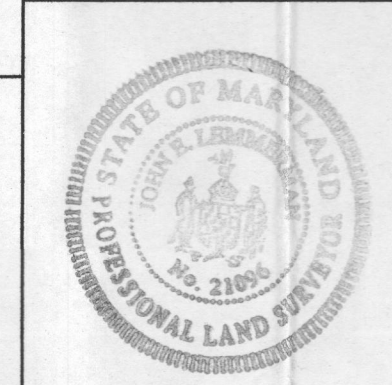


142 EAST MAIN STREET WESTMINSTER, MD 21157
410-848-2040 FAX# 410-840-8387 410-876-1222
EMAIL: RTF142@VERIZON.NET WWW.RTFSURVEYING.COM
CHECKED BY: JEL DATE: 1-28-14
DRAWN BY: NCC DATE: 1-28-14
SCALE: 1" = 100'

RTF JOB#: 12-09 COUNTY FILE#: N/A SHEET: 1 OF 1

REVISIONS	
DATE	REASON

John E. Lemmerman
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REGISTERED PROFESSIONAL LAND SURVEYOR NO. 21096
EXP. 8-3-13

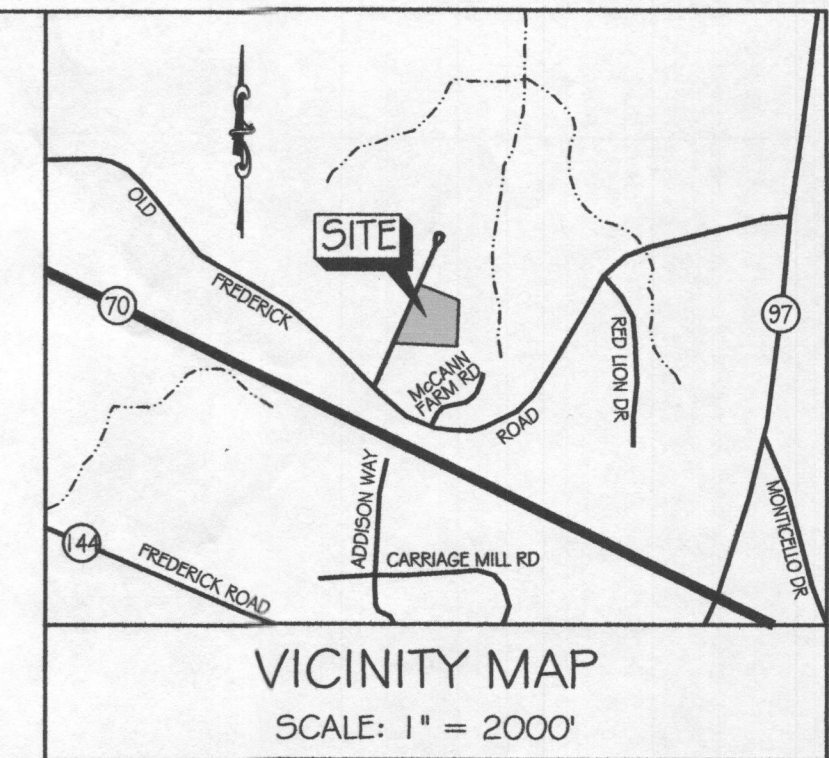


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MARYLAND STATE GRID (NAD 83/91)

SECRETARY



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APPROVED FOR PRIVATE WATER AND SEWERAGE SYSTEMS
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OLD FREDERICK ROAD