

Oswald, Hank

From: Oswald, Hank
Sent: Wednesday, August 24, 2022 9:35 AM
To: otundea@yahoo.com; tunance@msn.com
Cc: seunowo@proactivedbs.com; Silvast, Zackary
Subject: Triadelphia Road_Map.15_P.161
Attachments: Triadelphia Road.pdf

Dear Mr. & Mrs. Adeniyi:

According to the USDA Web Soil Survey, the entire lot located on Triadelphia Road (Map 15, G.24, Parcel 161) is Codurus "Co" soil. Co soil is listed as a flood plain soil unit. According to COMAR 26.04.02.04 J. "An on-site disposal system and replacement area may not be located in flood plain soils or on slopes in excess of 25 percent". In addition, the setback distance from Co soil to an on-site disposal system is 25 feet. The only option for this lot is to create an off site easement on a neighboring property for sewage disposal. You will need to check with your neighbor to see if this is feasible, and consult with an engineer.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Well & Septic Program
410.313.1786
hoswald@howardcountymd.gov

seun Owojnyigbe - architect

seunowo@proactivepbs.com

→ Nancy
turance@msn.com

→ Ralph

otundea@yahoo.com

Real Property Data Search ()
Search Result for HOWARD COUNTY

View Map	View GroundRent Redemption	View GroundRent Registration
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Special Tax Recapture: None

Account Identifier: District - 03 Account Number - 292134

Owner Information

Owner Name: ADENIYI NANCY ADIMA Use: RESIDENTIAL
ADENIYI RALPH Principal Residence: NO

Mailing Address: 3627A OLD MILFORD MILL ROAD Deed Reference: /21517/ 00376
WINDSOR MILL MD 21244-

Location & Structure Information

Premises Address: TRIADELPHIA RD Legal Description: 4.5032 A.
ELLCOTT CITY 21042-0000 TRIADELPHIA RD
ELLCOTT CITY

Map: Grid: Parcel: Neighborhood: Subdivision: Section: Block: Lot: Assessment Year: Plat No:
0015 0024 0161 3020202.14 2002 2022 Plat Ref:

Town: None

Primary Structure Built Above Grade Living Area Finished Basement Area Property Land Area County Use
4.5032 AC

Stories Basement Type Exterior Quality Full/Half Bath Garage Last Notice of Major Improvements
/

Value Information

	Base Value	Value As of 01/01/2022	Phase-in Assessments As of 07/01/2022 As of 07/01/2023	
Land:	1,800	1,800		
Improvements	0	0		
Total:	1,800	1,800	1,800	1,800
Preferential Land:	0	0		

Transfer Information

Seller: PALACOROLLA THOMAS A	Date: 05/11/2022	Price: \$145,000
Type: ARMS LENGTH VACANT	Deed1: /21517/ 00376	Deed2:
Seller: PALACOROLLA THOMAS A	Date: 10/30/2014	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /15855/ 00446	Deed2:
Seller: LASSOTOVITCH EDWARD HAMMOND SR	Date: 12/06/2013	Price: \$50,000
Type: ARMS LENGTH VACANT	Deed1: /15368/ 00051	Deed2:

Exemption Information

Partial Exempt Assessments: Class		07/01/2022	07/01/2023
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00 0.00	0.00 0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information


Homeowners' Tax Credit Application Status: No Application Date:

SOIL CLASSIFICATION DESCRIPTION

GmB GCHVILLE SILT LOAM, 3 TO 8 PERCENT SLOPES
MODERATELY WELL DRAINED, WATER TABLE 1.5 TO 3.0 FEET


Co ODOROUS AND HATEPROD SILT LOAMS, 0 TO 3 % SLOPES
MODERATELY WELL DRAINED, HIGH WATER TABLE 1.5 TO 2.5 FEET

LEGEND

-  PERCOLATION TEST HOLE
-  SOIL BOUNDARY
-  PROPOSED SEPTIC RESERVE AREA
-  CONTOURS FROM GS

NOTES

1. SITE ADDRESS: NO ADDRESS FOUND IN THE LAND RECORDS.
TAX MAP 15, PARCEL 161, TRIADDELPHIA ROAD ELLICOTT CITY, MARYLAND 21042
2. EXISTING ZONING IS RR-DCO.
3. BOUNDARY LINES SHOWN HEREON ARE BASED ON BOUNDARY PERFORMED BY MARKS & ASSOC. LLC IN APRIL, 2014.
4. THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.

5.  THIS AREA DESIGNATES A MINIMUM 10,000 SQUARE FOOT PRIVATE SEWAGE EASEMENT REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BE NULL AND VOID UPON CONNECTION TO A PUBLIC SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENFORCEMENT INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A VOIDED SEWAGE EASEMENT SHALL NOT BE NECESSARY. AREA OF PROPOSED SEPTIC EASEMENT: 10,792 SQUARE FEET.

6. TOPOGRAPHY SHOWN HEREON ARE CONTOURS AT 2 FOOT INTERVALS FROM GS AND FIELD CHECKED.

7. TO THE BEST OF MY KNOWLEDGE AND BELIEF THERE ARE NO WELLS AND SEPTIC SYSTEMS WITHIN 100 FEET OF BOUNDARY LINES.

8. THE SITE IS WOODED WITH MATURE TREES NO STRUCTURES EXIST ON SITE.

THIS IS TO CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE PRINCIPLES AND PRACTICE OF ACCEPTED SURVEYING PROCEDURES.



ERIK C. MARKS, R.P.L.S. NO. 637

APPROVED FOR PRIVATE WATER & PRIVATE SEWAGE SYSTEMS

HEALTH OFFICER, HOWARD COUNTY HEALTH DEPT.

OWNER & BUILDER INFORMATION

OWNER: THOMAS PALACOROLLA
BUILDER: DOMINIC PALACOROLLA
15153 TRIADDELPHIA ROAD
ELLICOTT CITY, MARYLAND 21042
PHONE: 410 984 7359

Marks & Associates, LLC
Engineering-Surveying-Land Planning

4531 College Avenue
Ellicott City, Maryland 21043

Phone (410) 747-8738 Fax (410) 747-8738

SCALE: 1"=60'
DRAWN BY: JJ
CHECKED BY: XXX
DATE: 05/20/15
REVISED:

PERCOLATION TEST PLAT
THOMAS A. PALACOROLLA PROPERTY
LIBER 15368, FOLIO 51

TAX MAP #15 PARCEL 161

3rd ELECTION DISTRICT

HOWARD COUNTY, MARYLAND

