PROPERTY ADDRESS	TYPE OF INFO	EXISTS (Y/N)	SOURCE: PER DEPRM FILES	SOURCE: PER PROPERTY OWNER	SOURCE: LOCATED BY SURVEY	UNKNOWN	COMMENTS
#12923 FALLS ROAD	WELL	Y			Y		
	SEPTIC	Y			Y		
#13001 FALLS ROAD	WELL	Y			Y		
	SEPTIC	Y			Y		
#12917 FALLS ROAD	WELL	Y			Y		
	SEPTIC	Y			Y		
#12919 FALLS ROAD	WELL	Y			Y		
	SEPTIC	Y			Y		
#12921 FALLS ROAD	WELL	Y			Y		
	SEPTIC	Y			Y		
#22 DELLWOOD COURT	WELL	Y					>200' FROM SUBJECT AREA
	SEPTIC	Y					>200' FROM SUBJECT AREA
#25 DELLWOOD COURT	WELL	Y					>200' FROM SUBJECT AREA
	SEPTIC	Y					>200' FROM SUBJECT AREA
#1 RIDGE FARM COURT	WELL	Y					>200' FROM SUBJECT AREA
	SEPTIC	Y					>200' FROM SUBJECT AREA
#9 RIDGE FARM COURT	WELL	Y					>200' FROM SUBJECT AREA
	SEPTIC	Y					>200' FROM SUBJECT AREA
#9 JONATHANS COURT	WELL	Y					>200' FROM SUBJECT AREA
	SEPTIC	Y					>200' FROM SUBJECT AREA
#11 JONATHANS COURT	WELL	Y					>200' FROM SUBJECT AREA
	SEPTIC	Y					>200' FROM SUBJECT AREA

SEWAGE DISPOSAL CALCULATIONS:

Design Flowrate:

The proposed house will have six bedrooms.

Maximum Daily Sewage Flow = (6 bedrooms)(150 gpd/bedroom) = 900 gpd

Sewage Disposal System Design:

Application Rate = 1.2 inches per hour per square foot

Absorptive Area = 900 gpd / (1.20 gpd/sq ft) = 750 square feet

Width of Trench = 2 feet

Length of standard Trench = 750 square feet / 2 feet = 375 linear feet

Credit for sidewall = 4.0 feet

% of Std Trench = $\frac{(w+2)}{(w+1+2d)} = \frac{(2+2)}{[2+1+2(4.0)]} = \frac{4}{11} = 0.36$

Length of Trench = (0.36)(375) = 138 Feet

The primary and replacement sewage disposal system shall consist of (3) three sewage drain lines, each 2 foot Wide and 46 foot long and with a minimum depth of stone below the distribution pipe of 7.5 feet.
See System Trench Detail on this sheet.

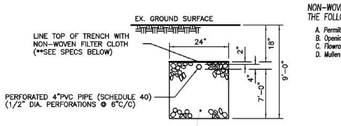
Septic Tank Design:

Tank Volume = 1.50 (Q)

Tank Volume = (1.50)(900) = 1710 gallons

Use a 2,000 gallon septic tank

Use a 2,000 gallon pump chamber



FOR PROPOSED 6-BEDROOM RESIDENCE
SYSTEM TRENCH DETAIL
NOT TO SCALE

**NON-WOVEN FILTER CLOTH SPECIFICATIONS

NON-WOVEN FILTER CLOTH SHALL MEET OR EXCEED THE FOLLOWING PHYSICAL PROPERTIES:

A. Permittivity (ASTM D4491BS) = 0.1sec^{-1}(MIN)
B. Opening Size (ASTM D4751-87) = 60 (U.S. sieve size) (MAX)
C. Flowrate (ASTM D4451-85) = 10 gal/min/ft (MIN)
D. Mullen Burst (ASTM D3786) = 200 psi (MIN)

UPON OBTAINING A BUILDING PERMIT, AND DRILLING A REPLACEMENT WELL FOR THE PROPOSED RECONSTRUCTED DWELLING, THE EXISTING WELL AND SEPTIC TANK SHALL BE ABANDONED AND SEALED IN ACCORDANCE WITH APPLICABLE BALTIMORE COUNTY HEALTH DEPARTMENT REGULATIONS.

(FUTURE) REPLACEMENT SEWAGE DISPOSAL SYSTEM SHALL CONSIST OF THREE (3) TRENCHES, EACH 46 FT LONG, 2 FT WIDE, AND 9'-0" DEEP WITH A STONE DEPTH OF 7'-0" BELOW DRAIN PIPE. (SEE DETAIL ABOVE)

PRIMARY SEWAGE DISPOSAL SYSTEM SHALL CONSIST OF THREE (3) TRENCHES, EACH 46 FT LONG, 2 FT WIDE, AND 9'-0" DEEP WITH A STONE DEPTH OF 7'-0" BELOW DRAIN PIPE. (SEE DETAIL ABOVE)

PROPOSED 2,000 GALLON SEPTIC TANK AND 2,000 GALLON PUMP CHAMBER

PROPOSED RETAINING WALL

PROPOSED PVC FORCE MAIN

PROPOSED DISTRIBUTION BOX

REPLACEMENT WELL LOCATION

PROPOSED WATER LINE SHALL BE BORED, JACKED, AND SLEEVED WHERE IT IS WITHIN 50 FEET OF THE EFFLUENT AREA.

AN ADMINISTRATIVE VARIANCE TO PERMIT A FRONT AND REAR ADDITION, ON THE RIGHT SIDE, TO AN EXISTING DWELLING WITH A SETBACK AS CLOSE AS 7 FT. IN LIEU OF THE REQUIRED 25 FT., AND TO APPROVE AN ACCESSORY BUILDING (GARAGE) IN THE FRONT YARD IN LIEU OF THE REQUIRED REAR YARD ONLY WAS GRANTED ON AUGUST 16, 2022 BY THE BALTIMORE COUNTY OFFICE OF ADMINISTRATIVE HEARINGS IN CASE NO. 2022-0171-A.

#9 RIDGE FARM COURT
BRIAN S. RONAYNE ERIN C. RONAYNE
DEED: S.M. 20521-742
LOT 9 "JEWELL PROPERTY"
BALT. CO. PLAT BOOK S.M. 78-54
TAX MAP: 41 TAX ACCT. NO. 08-2400004394

#9 JONATHANS COURT
ERIN B. HURD NATHANIEL F. HURD
DEED: J.L.E. 37097-111
LOT 19 "JONATHANS DELIGHT"
BALT. CO. PLAT BOOK E.H.K. Jr. 39-113
TAX MAP: 41 TAX ACCT. NO. 08-1700009546

#11 JONATHANS COURT
MARY COHN
DEED: R.D.A. Jr. 30173-304
LOT 16 "JONATHANS DELIGHT"
BALT. CO. PLAT BOOK E.H.K. Jr. 39-113
TAX MAP: 41 TAX ACCT. NO. 08-1700009543

#1 RIDGE FARM COURT
HARPAL S. KHANIJAA MARIA J. KHANIJAA
DEED: J.L.E. 32519-203
LOT 8 "JEWELL PROPERTY"
BALT. CO. PLAT BOOK S.M. 78-54
TAX MAP: 41 TAX ACCT. NO. 08-2400004398

#25 DELLWOOD COURT
PARKER THOENI
ASHBY THOENI
DEED: J.L.E. 39334-322
LOT 25 - SECTION 2 "DELL-WOOD"
BALT. CO. PLAT BOOK E.H.K. Jr. 44-123
TAX MAP: 50 TAX ACCT. NO. 08-1800011331

#22 DELLWOOD COURT
JAMES C. GROSCHAN
CATHERINE G. GROSCHAN
DEED: S.M. 9110-704
LOT 22 - SECTION 2 "DELL-WOOD"
BALT. CO. PLAT BOOK E.H.K. Jr. 44-123
TAX MAP: 50 TAX ACCT. NO. 08-1800011329

#13001 FALLS ROAD
ALZAD DASTI SAMMA DASTI
DEED: S.M. 22301-470
LOT 9 "JEWELL PROPERTY"
BALT. CO. PLAT BOOK S.M. 78-54
TAX MAP: 41 TAX ACCT. NO. 08-2400004399

#20 DELLWOOD COURT
RICHARD LOCKWOOD CURTIS
KATHLEEN FINNERTY CURTIS
DEED: J.L.E. 37013-393
LOT 19 - SECTION 2 "DELL-WOOD"
BALT. CO. PLAT BOOK E.H.K. Jr. 44-123
TAX MAP: 50 TAX ACCT. NO. 08-1800011326

#12921 FALLS ROAD
DARRYN W. WAUGH
DEBRA J. WAUGH
DEED: R.D.A. Jr. 29945-374
TAX MAP: 50
TAX ACCT. NO. 08-2100001868

#12919 FALLS ROAD
JOHN I. LEAHY, JR
KATHLEEN A. LEAHY
DEED: J.L.E. 33313-368
TAX MAP: 50
TAX ACCT. NO. 08-2100001869

#12917 FALLS ROAD
CARA E. CAMERON
RYAN H. GRIEB
DEED: J.L.E. 37698-265
TAX MAP: 50
TAX ACCT. NO. 08-2100001867

S42°35'00"E 183.00'
1210.33'
1612.60'
25' MBL (REAR)
25' MBL (SIDE)

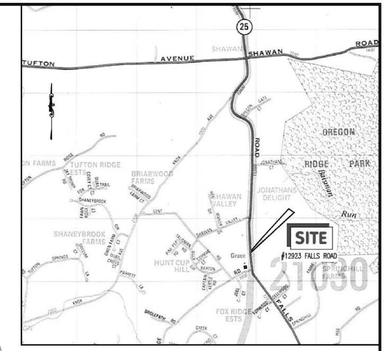
MaC, MaD, BaB, GaC, GaB, EX STREAM, EX POOL, APPROVED SDA, EX SEPTIC TANK, EX WELL, GREAT ROOM, 4 BEDROOMS, GARAGE, POOL, #20, #12921, #12919, #12917, #13001

N 660100 E 1295350

N51°30'39"E
S36°18'00"W
N05°24'00"E 51.12'

ROAD, FALLS

PLAN VIEW
SCALE: 1"=60'



VICINITY MAP
Scale 1" = 2000'

BALTIMORE COUNTY ADC MAP: 17 GRID: J-5 BALT. CO. GRID: 4459G4

COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NUMBER 21096444

I hereby certify that:

1) *All percolation tests shown hereon have been field located and are accurately shown.*
2) *There are no wells or septic systems/areas within 100 feet of the property boundary unless otherwise shown hereon.*

PETER L. PODOLAK, P.E. Reg.no. 19561

GENERAL SITE INFORMATION

1. Ownership: Keith Roles, Sr. and Sharia L. Roles, Trustees
2. Address: #12923 Falls Road
3. Deed Reference: J.L.E. 50087-237
4. Property Area: 4.1539 acres±
5. Election District: 8th Councilmanic District: 3rd
6. Tax Map: 50 Parcel: 449 Tax Acct. no.: 08-0807060725
7. ADC Map Grid: 4459G4
8. Position Sheets: 67NW17, 67NW18
9. GIS Tile Numbers: 041B3, 050B3
10. Regional Planning District: Chestnut Ridge Regional Planning District Code: 307
11. Growth Tier: 3
    Growth Tier Description: Large lot developments on septic
    Preservation and conservation areas - No major subdivisions on septic
    Baltimore County Master Water Plan - W-7
    Baltimore County Master Sewer Plan - S-7
12. Watershed Name: Loch Raven Reservoir
13. URDL Land Type: Rural
14. School Districts: Mays Chapel ES Ridgely MS Dulaney HS
15. Census Block: 240054083O4 Census Tract: 408304
16. The boundary shown is from Deed: J.L.E. 46618-445
17. The topography shown hereon is from Baltimore County GIS tile 041B3 and 050B3

GROUND WATER MANAGEMENT

1. The proposed dwelling shown hereon will be served by a private septic system and a private well.
2. The septic reserve area shown hereon will require a pumping station be utilized for a proposed single family residence which will have 4-6 bedrooms.
3. There are no underground fuel tanks on the subject property.

ENVIRONMENTAL IMPACT

1. No flood plain is shown on the current FEMA FIRM Map 2400100230G, effective 11-2-2023.
2. The subject property is not located within a 100 year flood plain.
3. The subject property is not in the Chesapeake Bay Critical Area.

STORM WATER MANAGEMENT

1. The requirements of storm water management will be met as part of the building permit process.

OFFICE OF ZONING

Current Zoning: RC4 Minimum required setbacks: 25' Front 25' Sides 25' Rear

The subject property was created by Deed: G.L.B. 2436-60 on February 20, 1954.

The subject property has been part of the following Zoning Cases: 1955-3686-X, 2022-0171-A

OFFICE OF PLANNING

1. The subject property is not located within a National Register Historic District.
2. Falls Road is designated as a Baltimore County Scenic Route.

SYMBOLS LEGEND

- 101 — INDICATES PERCOLATION TEST LOCATION TESTED 10-4-2024
- WELL — INDICATES REPLACEMENT WELL LOCATION
- 652 — INDICATES EXISTING GROUND CONTOUR LINE (SEE GENERAL NOTE #17)
- MBL — INDICATES MINIMUM BUILDING LINE (PER RC-4 WATERSHED PROTECTION ZONING DISTRICT) FRONT YARD - 25'MIN. SIDE YARDS - 25'MIN. REAR YARD - 25'MIN.
- INDICATES AREAS OF GREATER THAN 25 PERCENT SLOPES
- INDICATES EDGE OF EXISTING WOODS
- INDICATES 100FT STREAM SETBACK
- GaB — INDICATES SOILS CLASSIFICATION

The soil types shown hereon are taken from the National Resources Conservation Service Web Soil Survey 2.0, National Cooperative Soil Survey, Baltimore County, Maryland (MD005), Soil Maps Version 18, September 12, 2023. (http://websoilsurvey.nrcs.usda.gov)

Baltimore County Department of Environmental Protection and Sustainability

Soil Percolation Test Results

Subdivision Name FALLS RD (12923)
Address: 12923 FALLS RD, COCKEYSVILLE, MD 21030
Location Description: 1 1/4 MILE SOUTH OF INTERSECTION WITH SHAWAN ROAD

Facility Type Private
District: 8
Tax ID: 0807060725

Lot #	Perc Hole	Test Date	Inspector	Depth (ft.)	Infiltration Rate (min.)	Soil Profile	Comments
	1	10/04/2024	Allison Diviney			0-4.5' SIL, 4.5-13.5' SL HARD AT BOTTOM	USE 5'-8' OF SIDEWALL 1.2 G/SQFT/DAY
	2	10/04/2024	Allison Diviney	4.5ft.	2	0-3.5' SIL, 3.5-12.5' SL ROCK AT BOTTOM	USE 4'-8' OF SIDEWALL 1.2 G/SQFT/DAY
	3	10/04/2024	Allison Diviney	4.5ft.	5	0-4.5' SIL, 4.5-14' SL	USE 5'-9' OF SIDEWALL 1.2 G/SQFT/DAY

Overall Comments: MINIMUM OSDS DESIGN REQUIREMENTS FOR A 900 GPD DESIGN FLOW (6BR HOUSE), IN THE AREA OF PERC 3 USING 4' OF SIDEWALL, EFFECTIVE SIDEWALL DEPTH FROM 5' - 9' AND SOIL LOADING RATE OF 1.2 GAL/SQ. FT./DAY ARE AS FOLLOWS: 2000 GALLON, 2-COMPARTMENT SEPTIC TANK, 1500 GALLON PUMP CHAMBER, 1 DISTRIBUTION BOX AND 138' OF TOTAL TRENCH LENGTH, 2' WIDE AND 9' MAXIMUM DEPTH W/ 7.5' OF #2 STONE. TRENCHES SHOULD BE NO GREATER THAN 75', MUST BE INSTALLED ON CONTOUR, AND MAY BE SPLIT INTO EQUAL LENGTHS FOR TWO OR MORE TRENCHES. SHOW TRENCH SEPARATION 10' EDGE TO EDGE.

Total Number of Perc Holes: 3

Conventional OSDS Design Parameters

Number of Bedrooms: 6 Design Flow: 900 GPD

Septic Tank Size: 2000 Gal Pump Chamber Size: 2000 Gal (if applicable)

Soil Loading Rate: 1.2 Gal/Ft²/Day Effective Sidewall Depth: 5 Ft -- 9 Ft

Number of Trenches: 3 Trench Length: 46 Ft Trench Width: 2 Ft

Trench Depth: 9.0 Ft Depth of #2 Stone: 7.5 Ft

Licensed OSDS Designer: Peter L. Podolak, Professional Engineer

License #: 00265 Expires 12-31-2026

THE PURPOSE OF THIS PLAN IS TO ESTABLISH AN EFFLUENT AREA FOR A NEW 6 BEDROOM RESIDENCE TO REPLACE THE EXISTING DWELLING AND TO DEPICT A REPLACEMENT WELL LOCATION.

PLAN TO ACCOMPANY PERC TESTING PERMIT APPLICATION FOR THE ROLES PROPERTY

(formerly known as the HOPPE PROPERTY)

(RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MD IN DEED: J.L.E. 50087-237)

#12923 FALLS ROAD
8-TH ELECTION DISTRICT

NEAR COCKEYSVILLE
BALTIMORE COUNTY, MARYLAND

PROPERTY OWNER
KEITH AND SHARIA ROLES
#3434 PHILIPS DRIVE
PIKESVILLE, MD. 21208

#12923 FALLS ROAD (ROLES PROPERTY) TAX MAP: 50 GRID: 4 PARCEL: 449 TAX ACCT. NO.: 08-0807060725

SHEET 1 OF 1

LEON A. PODOLAK and ASSOCIATES, L.L.C.
147 East Main St. (P.O. Box 266) Westminster, Maryland 21157
(410) 848-2229 - (410) 876-1226 email- drawings@lapodolak.com

STATE OF MARYLAND PETER LEWIS PODOLAK No. 19561 PROFESSIONAL ENGINEER

Peter L. Podolak, P.E.
I hereby certify that these documents were prepared or approved by me, and I am a duly licensed professional engineer under the laws of the State of Maryland, license no. 19561, expiration date: 3-3-2026.

Date	Revision
8-30-2024	BCHD and ER COMMENTS
10-14-2024	SEPTIC SYSTEM LAYOUT
6-23-2025	BCHD COMMENTS
6-27-2025	BCHD COMMENTS

Date: August 14, 2024
Scale: 1"=60'
Drawing No. _____

\\Job Files\#12923 Falls Road, Cockeysville\Preliminary Plan r3.dwg 6-27-2025