



HOWARD COUNTY HEALTH DEPARTMENT

Joyce M. Boyd, M.D., County Health Officer

May 13, 1998

- OWNER LOTS 1-3

Ms. Elizabeth Retler
15526 Bushy Tail Run
Woodbine, Maryland 21797

RE: Percolation Test Results
Application #: A34771 Retest
Proposed Use: Confirmation of Existing Easement
Property ID: Retler Property, Lot 3, Carr's Mill Road

Dear Ms. Retler:

Percolation testing conducted on April 29, 1998 on the above referenced property indicated less than satisfactory soil conditions in the vicinity of the existing platted easement. Satisfactory soil conditions were located in the northeast corner of the property.

Further review is contingent upon submission by a registered engineer of a percolation certification plat showing actual locations and elevation of all excavated test holes and a suitable house and well site. The plat should also include the location of the existing sewage easement on the property as well as the location of any relevant features such as streams, swales or existing structures. A note must be included certifying that all wells and septic systems within 100' of the property boundaries have been shown.

This should be submitted within sixty (60) days to allow field verification if necessary.

If you have any questions regarding this matter, please feel free to contact me at the address below or by calling 410-313-2640.

Very truly yours,

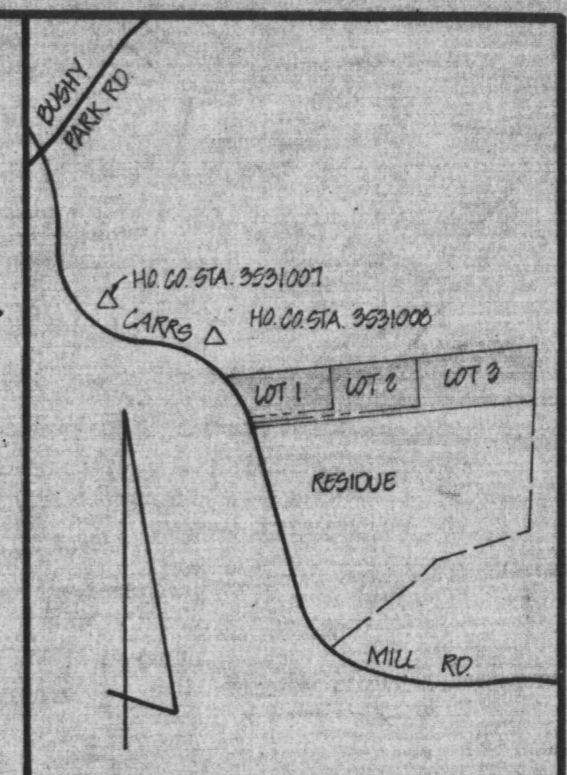
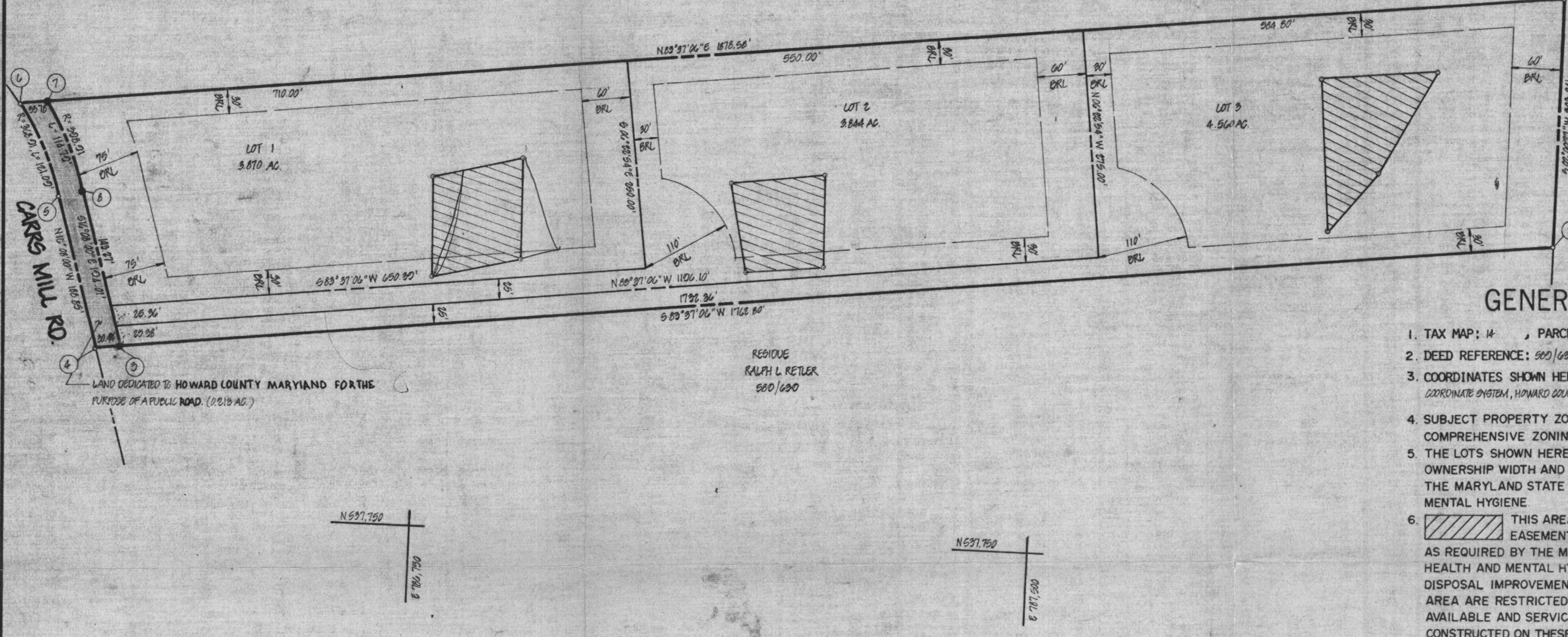
Mark Rifkin, R.S.
Water and Sewerage Program

MR:tl

cc: Mike Gary, Caton Realty
Scott Stacey
File

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	528,446.074	788,122.987
2	528,140.219	788,112.964
3	527,950.463	786,900.744
4	527,247.079	786,360.408
5	526,128.409	786,308.219
6	526,037.200	786,256.040
7	526,241.028	786,287.621
8	526,136.820	786,284.820

CURVE DATA					
CURVE	RADIUS	LENGTH	TAN	Δ	CHORD BEARING & DIST.
5-6	368.01'	181.00'	61.10'	18°45'26"	N 15°09'34" E 368.01'
7-8	326.21'	114.70'	57.70'	16°42'19"	N 78°52'00" E 326.21'



GENERAL NOTES

- TAX MAP: 14, PARCEL NO. 100
- DEED REFERENCE: 500/690
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY CONTROL STATIONS 9531007 AND 9531008
- SUBJECT PROPERTY ZONED R, PER 8-02-85 COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF APPROXIMATELY 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE AND SERVICING ANY RESIDENTIAL STRUCTURES CONSTRUCTED ON THESE BUILDING SITES. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
- ALL PERCOLATION TEST HOLES SHOWN HEREON HAVE BEEN FIELD LOCATED AND SHOWN THUS (o).
- DESIGNATES IRON PIN SET.
- SUBJECT TO VP-85-42

OWNER / DEVELOPER

RALPH H. RETLER
15202 CARRYS MILL ROAD
WOODBINE, MD. 21797

AREA TABULATIONS

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED: 3
 TOTAL AREA OF LOTS AND/OR PARCELS: 12.274 AC.
 TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 2.813 AC.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 15.087 AC.

OWNERS STATEMENT

WE, RALPH H. RETLER, AND ELIZABETH B. RETLER, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE, THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE, AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAIN, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERIGED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS 15 DAY OF MAY, 1985
 Ralph H. Retler Elizabeth B. Retler
 Kim L. Koehler Kim L. Koehler
 WITNESS WITNESS

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY HARRY H. RIPPEON AND MIRIAM C. RIPPEON, HIS WIFE, TO RALPH H. RETLER AND ELIZABETH B. RETLER, HIS WIFE BY DEED DATED APRIL 14, 1972 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 500 AT FOLIO 690 AND THAT ALL MONUMENTS ARE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

William G. Hartel 5-24-85
 WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE



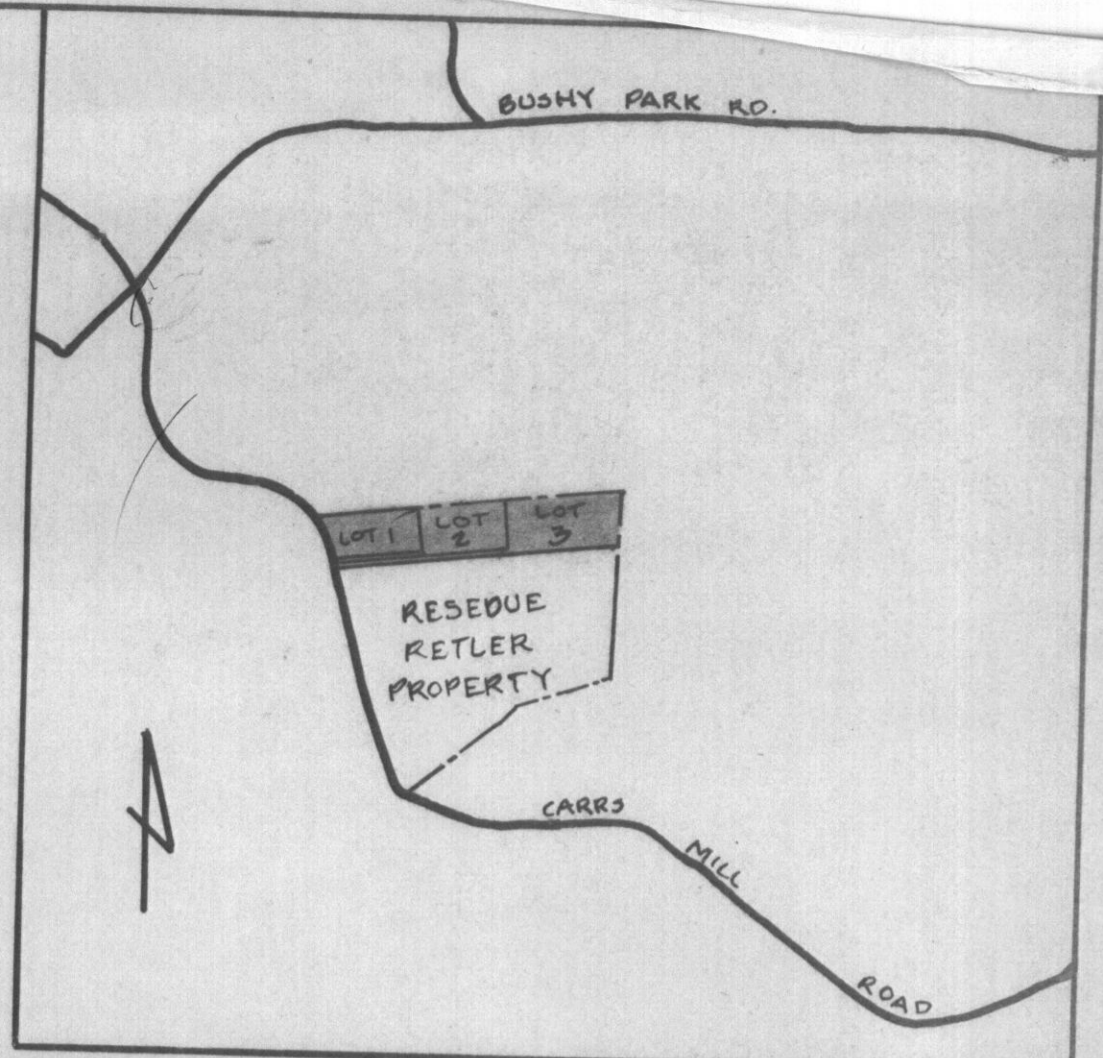
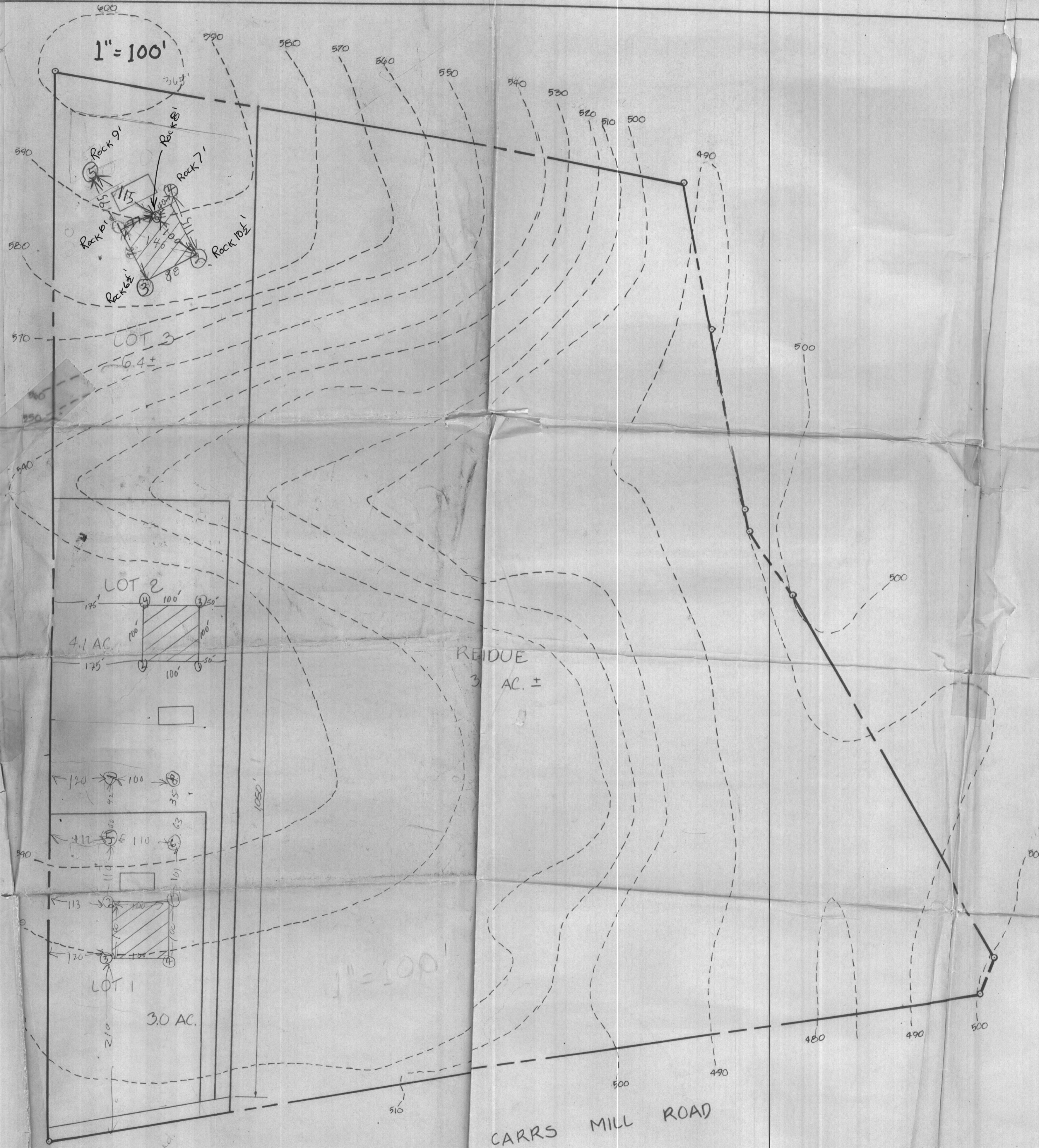
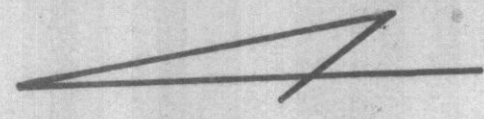
RECORDED AS PLAT 6699 ON 4-30-86, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

SIGNED LOTS 1, 2 AND 3 FILE COPY
 RETLER PROPERTY

F-85-175
 TAX MAP PARCEL NO. 100 OLD FILE NOS.: VP-85-42
 TAX MAP: 14 EX. ZONING: R
 4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
 SCALE: 1"=100' DATE: MAY, 1985

boender associates engineers, surveyors, planners
 9565 ELLICOTT MILLS DRIVE ELLICOTT CITY, MARYLAND 21043 BALTIMORE 301-468-7777

F-85-175



VICINITY MAP
SCALE 1" = 1200'

GENERAL NOTES

1. TAX MAP: 2. PARCEL: 18B
2. ZONING MAP: R
3. EX. ZONING: R
4. DEED REFERENCE: 989/699
5. AREA OF SITE: 51.8 AC ±
6. PROPERTY AND TOPOGRAPHY SHOWN HEREON IS BASED ON A PLAN PREPARED BY J.B. ENGINEERING CO. ENTITLED SKETCH PLAN - WOODHOE MALLOR, DATED 1-21-80
7. CARRS MILL ROAD IS AN EXISTING PUBLIC ROAD
8. SUBJECT PROPERTY IN THE COMMUNITY OF CARRS MILL
9. PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS

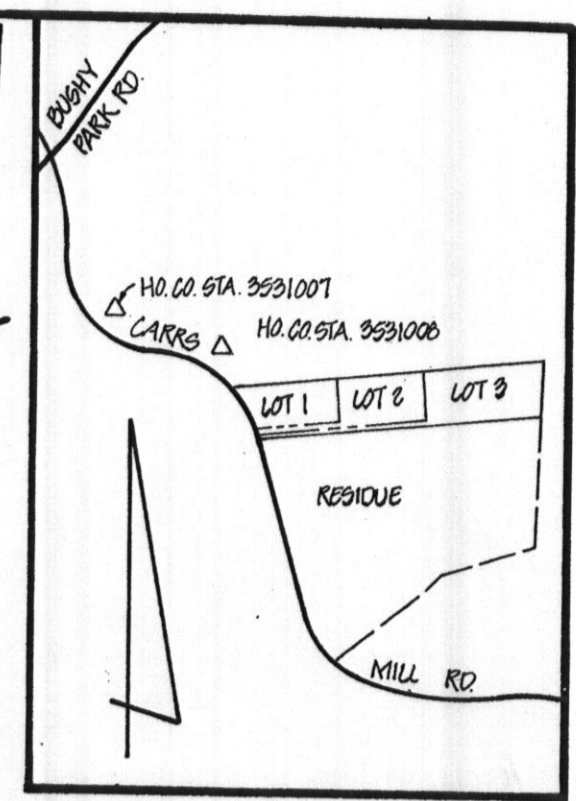
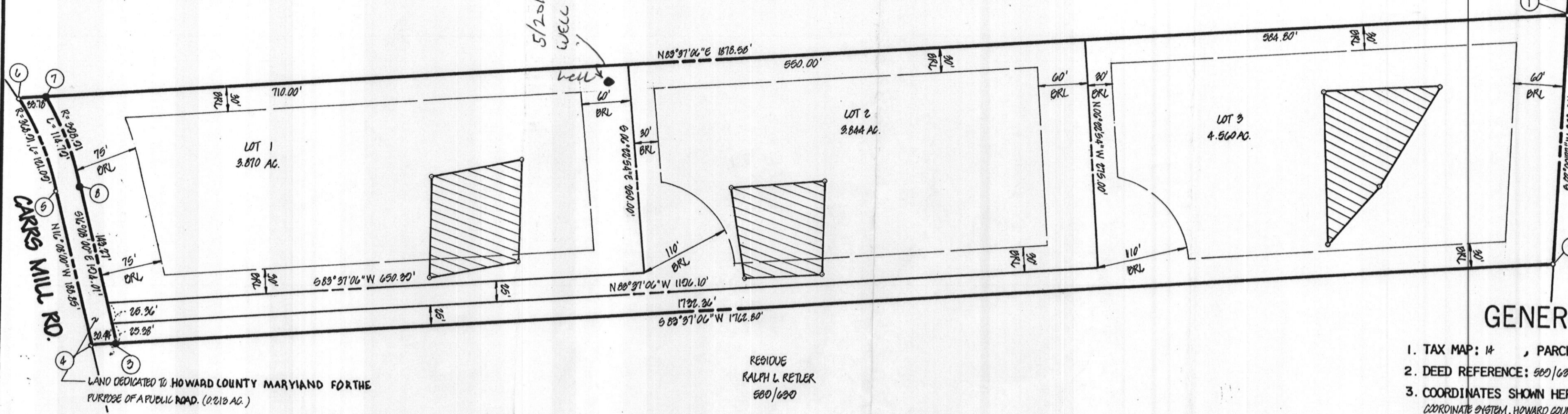
OWNER / PETITIONER

RAUPH H. RETLER
1502 CARRS MILL RD
GLENWOOD MD. 21738

TITLE		VARIANCE PLAT	
PROJECT		RETLER PROPERTY	
LOCATION		4 th ELECTION DIST. HO. CO. MARYLAND TAX MAP 14	
DATE	SCALE	DESIGN BY	DRAWN BY
OCT. 24	1" = 100'	J.A.B.	R.B.J.
CHECKED BY	DRAWING NO.	JOB NO.	
	10F 1	31832	
boender associates		engineers surveyors planners	
3565 ELLICOTT MILLS DRIVE ELLICOTT CITY, MARYLAND 21043 301-465-7777			

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	598,446.074	786,182.087
2	598,149.019	786,112.914
3	597,950.469	786,900.744
4	597,947.070	786,360.896
5	598,126.409	786,308.015
6	598,237.260	786,296.846
7	598,241.089	786,280.621
8	598,186.830	786,296.833

CURVE DATA					
CURVE	RADIUS	LENGTH	TAN	Δ	CHD BEARING & DIST.
5-6	368.91'	181.09'	61.10'	18°45'26"	N 55°09'34"E 368.91'
7-8	306.91'	114.79'	57.79'	16°09'19"	N 78°58'00"E 306.91'



VICINITY MAP
SCALE: 1"=1200'
HARRY H. RIPPEON
150/216

GENERAL NOTES

- TAX MAP: 14, PARCEL NO. 188
- DEED REFERENCE: 500/630
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY CONTROL STATIONS 3531007 AND 3531008
- SUBJECT PROPERTY ZONED R, PER 8-08-85 COMPREHENSIVE ZONING PLAN.
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREAS AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
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- DESIGNATES IRON PIN SET.
- SUBJECT TO VP-85-42

- GENERAL NOTES (CONT.)
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ON THE FLAG OR PIPESTEM LOT DRIVEWAY.
 - FLAG OR PIPESTEM LOTS SHALL NOT BE FURTHER SUBDIVIDED INTO LOTS ACCOMMODATING ADDITIONAL RESIDENCES UNLESS A PUBLIC ROAD CAN BE CONSTRUCTED ACCORDING TO COUNTY STANDARDS ON A MINIMUM FIFTY (50) FOOT RIGHT-OF-WAY TO BE DEDED TO THE COUNTY.

OWNER / DEVELOPER

RALPH H. RETLER
15202 CARRE MILL ROAD
WOODBINE, MD. 21707

AREA TABULATIONS

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TOTAL AREA OF LOTS AND/OR PARCELS: 12.274 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS: 0.219 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED: 12.493 AC.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.
Joyce M. Boyd MD PHD 4-22-86
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.
Thomas L. Davis 4-28-86
PLANNING DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS, HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.
George F. Neunoy 4-25-86
DIRECTOR DATE

OWNERS STATEMENT

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William G. Hartel 5-24-85
WILLIAM G. HARTEL, P.L.S. NO. 9436 DATE



RECORDED AS PLAT 6699 ON 4-30-86
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

LOTS 1, 2 AND 3
RETLER PROPERTY

TAX MAP PARCEL NO. 188 OLD FILE NOS.: VP-85-42
TAX MAP: 14 EX. ZONING: R
4TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND
SCALE: 1"=100' DATE: MAY, 1985

boender associates engineers/surveyors/planners
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ELICOTT CITY, MARYLAND 21043
BALTIMORE 301-465-7777