



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.

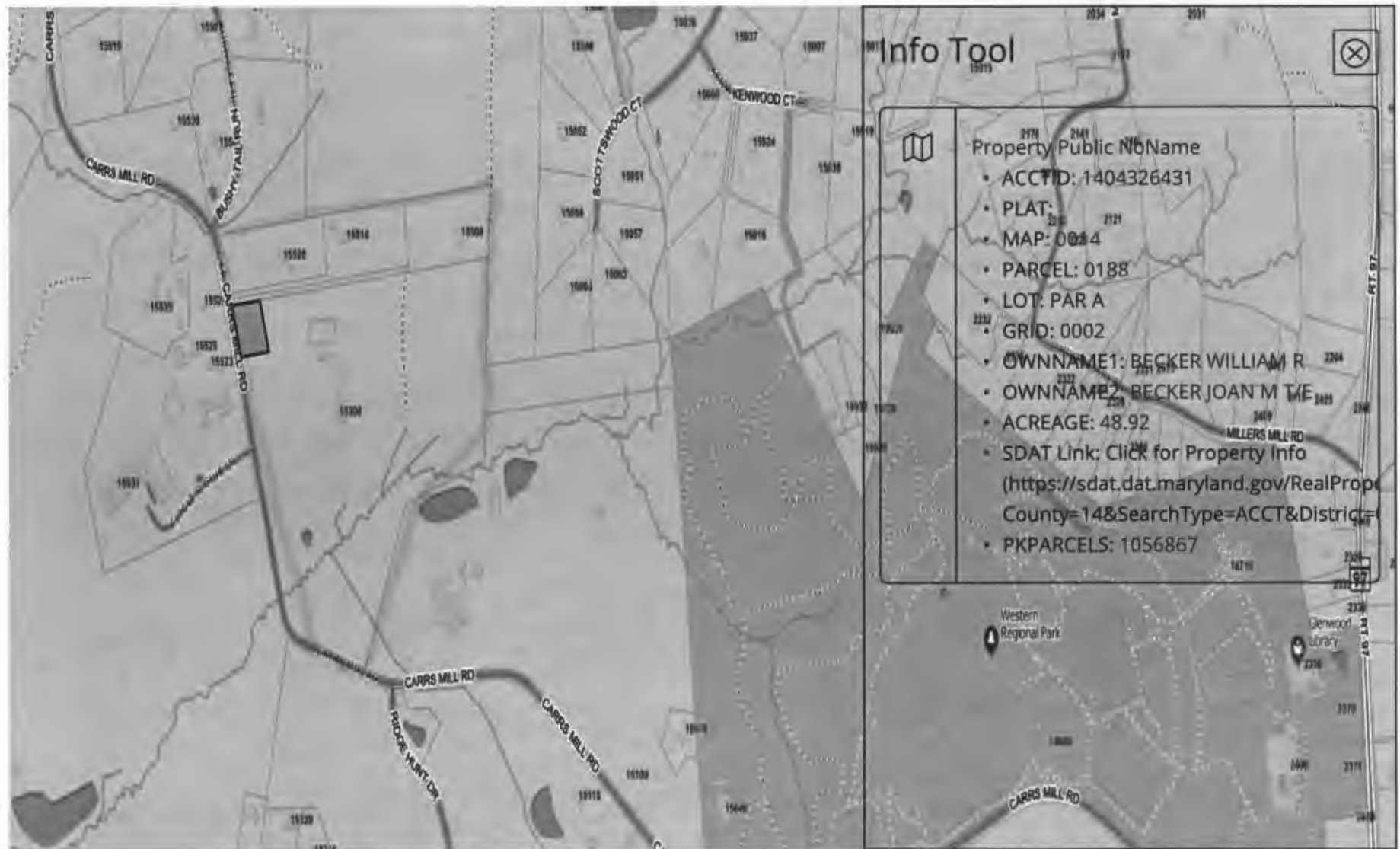
If you have any questions regarding this matter, please feel free to contact me at the address below or by calling 410-313-2640.

Very truly yours,


Mark Rifkin, R.S.
Water and Sewerage Program


MR:tl

cc: Mike Gary, Caton Realty
Scott Stacey
File



11910 EMERALD CT

Info Tool 

 Property Public NoName

- ACCTID: 1404326431
- PLAT:
- MAP: 0014
- PARCEL: 0188
- LOT: PAR A
- GRID: 0002
- OWNNAME1: BECKER WILLIAM R
- OWNNAME2: BECKER JOAN M T/E
- ACREAGE: 48.92
- SDAT Link: Click for Property Info
(<https://sd.dat.maryland.gov/RealProp...>
County=14&SearchType=ACCT&District=)
- PKPARCELS: 1056867

Real Property Data Search (w4)

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption		View GroundRent Registration						
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Account Identifier:		District - 04 Account Number - 344413								
Owner Information										
Owner Name:	GARY MICHAEL C SR GARY KELLY C T/E	Use:	RESIDENTIAL							
Mailing Address:	15520 CARRS MILL RD WOODBINE MD 21797-8006	Principal Residence:	YES							
		Deed Reference:	/04662/ 00650							
Location & Structure Information										
Premises Address:		15520 E CARRS MILL RD WOODBINE 21797-0000	Legal Description:		LOT 1 3.870 A 15520 CARRS MILL RD RETLE PROPERTY					
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	6699
0014	0002	0226		0000		9999	1	2017	Plat Ref:	
Special Tax Areas:		Town:		NONE						
		Ad Valorem:		100						
		Tax Class:								
Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use						
2000	3,394 SF		3.8700 AC							
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
2	YES	STANDARD UNIT	SIDING	3 full	1 Attached					
Value Information										
	Base Value	Value	Phase-in Assessments							
		As of	As of	As of						
		01/01/2017	07/01/2018	07/01/2019						
Land:	239,000	226,500								
Improvements	317,300	394,700								
Total:	556,300	621,200	599,567	621,200						
Preferential Land:	0			0						
Transfer Information										
Seller: RETLER RALPH H		Date: 03/17/1999		Price: \$92,885						
Type: ARMS LENGTH VACANT		Deed1: /04662/ 00650		Deed2:						
Seller:		Date:		Price:						
Type:		Deed1:		Deed2:						
Seller:		Date:		Price:						
Type:		Deed1:		Deed2:						
Exemption Information										
Partial Exempt Assessments:	Class	07/01/2018		07/01/2019						
County:	000	0.00								
State:	000	0.00								
Municipal:	000	0.00 0.00		0.00 0.00						
Tax Exempt:		Special Tax Recapture:								
Exempt Class:		NONE								
Homestead Application Information										
Homestead Application Status: Approved 12/29/2008										

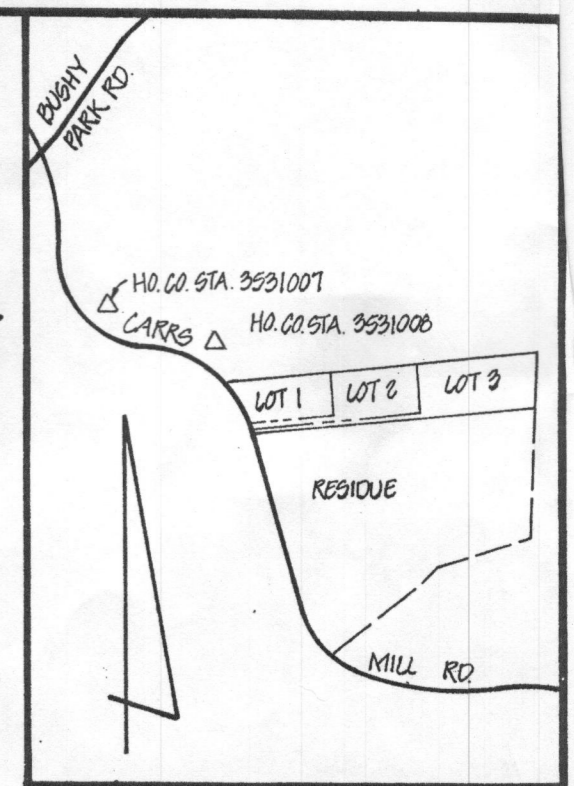
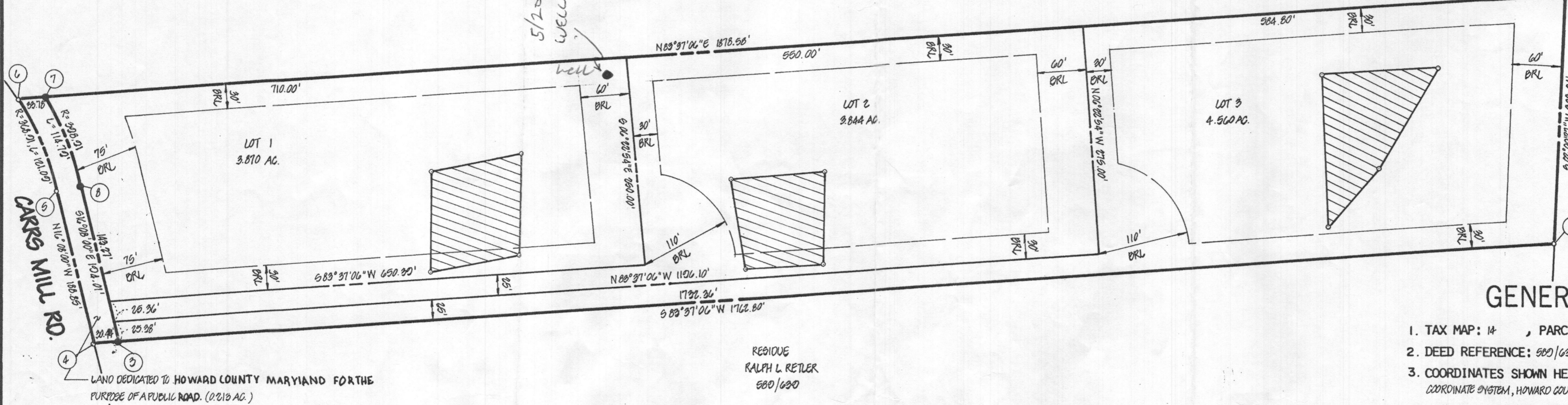
Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

COORDINATE SCHEDULE		
NO.	NORTH	EAST
1	538,446.074	786,182.087
2	538,149.019	786,112.964
3	537,950.463	786,900.744
4	537,047.070	786,360.409
5	536,128.493	786,308.016
6	536,237.328	786,256.846
7	536,141.083	786,180.621
8	536,136.830	786,224.834

CURVE DATA					
CURVE	RADIUS	LENGTH	TAN	Δ	CHD BEARING & DIST.
5-6	306.01'	161.00'	61.10'	18°48'06"	N 55°09'34"E 306.01'
7-8	306.01'	114.70'	57.70'	16°23'18"	N 78°58'00"E 306.01'



VICINITY MAP
SCALE: 1"=1200'

GENERAL NOTES

- TAX MAP: 14, PARCEL NO. 188
- DEED REFERENCE: 500/690
- COORDINATES SHOWN HEREON ARE BASED ON MARYLAND STATE PLANE COORDINATE SYSTEM, HOWARD COUNTY CONTROL STATIONS 3531007 AND 3531008
- 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 CARRS MILL ROAD
WOODBINE, MD. 21707

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: 0.213 AC.
 TOTAL AREA OF SUBDIVISION TO BE RECORDED: 12.487 AC.

OWNERS STATEMENT

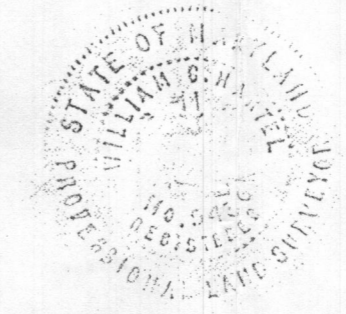
WE, RALPH H. RETLER, AND ELIZABETH B. RETLER, HIS WIFE, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO 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 FLOODPLAINS, 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 ERECTED 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 S. Koehler
 Kim S. Koehler

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

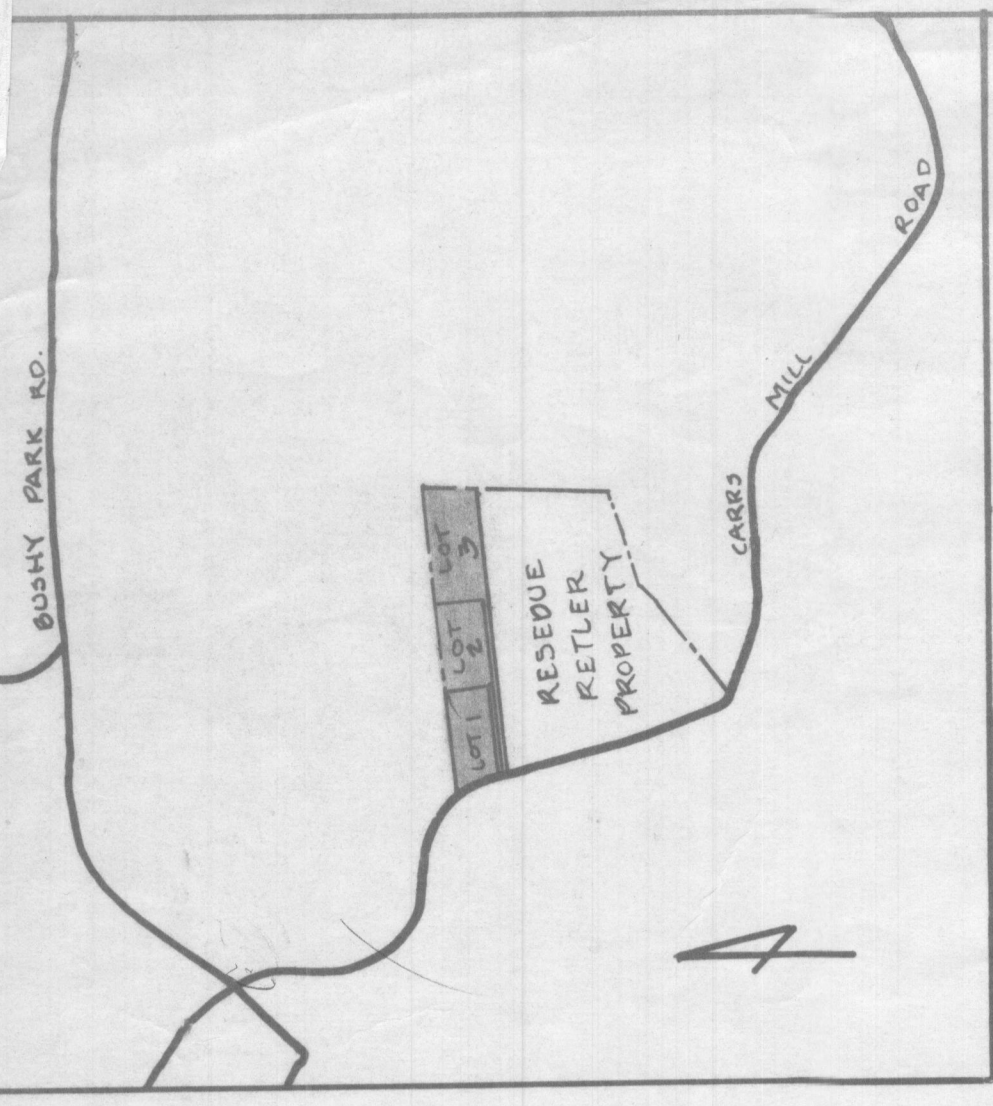


RECORDED AS PLAT 6699 ON 4-30-86
 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

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
 3505 ELLICOTT MILLS DRIVE
 ELLICOTT CITY, MARYLAND 21043
 BALTIMORE 301-465-7777



VICINITY MAP
SCALE 1" = 1200'

GENERAL NOTES

1. TAX MAP: 2 PARCEL: 188
2. ZONING MAP: R
3. EX. ZONING: R
4. DEED REFERENCE: 989/699
5. AREA OF SITE: 51.9 AC ±
6. PROPERTY AND TOPOGRAPHY SHOWN HEREON IS BASED ON A PLAN PREPARED BY J.B. ENGINEERS CO. ENTITLED SKETCH PLAN - WOODHOLM NAILOR, DATED 1-21-80
7. CARRS MILL ROAD IS AN EXISTING PUBLIC ROAD
8. SUBJECT PROPERTY IS IN THE COMMUNITY OF CARRS MILL
9. PROPOSED USE: SINGLE FAMILY DETACHED DWELLINGS

OWNER / PETITIONER
RALPH H. RETLER
1902 CARRS MILL RD
GREENWOOD MD. 21752

TITLE	VARIANCE PLAT		
PROJECT	RETLER PROPERTY		
LOCATION	4 th ELECTION DIST. HD. CO. MARYLAND TAX MAP 14		
DATE	SCALE	DESIGN BY	DRAWING NO. / JOB NO.
OCT. 84	1" = 100'	J.A.B.	LOF 1 / 2422
		R.B.J.	
			engineers surveyors planners
			boender associates 3966 - ELICOTT MILLS DRIVE ELICOTT CITY, MARYLAND 21043 301-465-7777

