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## HOWARD COUNTY HEALTH DEPARTMENT

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

May 20, 1993

*Reply to:*

Mrs. Olga S. Rosser  
15612 Bushy Park Road  
Woodbine, Maryland 21797

RE: Percolation Testing  
Receipt Numbers: A49228, A49229  
Proposed Lots 2 & 3  
Ogla Estates  
Bushy Park Road

Dear Mrs. Rosser:

A percolation test date has been reserved for 10:00 a.m., Thursday, June 3, 1993.

You will be responsible for having a contractor on-site to excavate test holes at the corners of proposed percolation area.

Please call this office between 8:00 a.m. and 5:00 p.m., Monday through Friday, to confirm your acceptance of this percolation test date.

Thank you for your cooperation in this matter.

Very truly yours,

Craig Williams, Program Director  
Water and Sewerage Program

CW:jr

Enclosures

cc: Charles R. Crocken & Associates, Inc. ✓  
File



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## HOWARD COUNTY HEALTH DEPARTMENT

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

June 14, 1993

*Reply to:*

Mrs. Olga Rosser  
15612 Bushy Park Road  
Woodbine, Maryland 21797

RE: Percolation Test Results  
Application Numbers: 49228 and 49229  
Proposed Use: Subdivision  
Property ID: Ogla Estates - Lots 1-3  
Bushy Park Road

Dear Mrs. Rosser:

Percolation testing conducted June 3, 1993 on the above referenced property indicated limited satisfactory soil conditions. Copies of the test results are enclosed.

Shallow depths to rock and rapid percolation times were the limiting parameters. Additional percolation testing may expand the area of limited satisfactory soils. If you elect to conduct additional tests at this stage, please contact this office to confirm the necessary arrangements.

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

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

As the proposal is for subdivision, a Groundwater Appropriation Permit must be approved prior to any plan approvals.

If you have any questions relative to this matter, please call me at 313-2640.

Very truly yours,

*Jane E Nadeau*

Jane Nadeau, R. S.

Water and Sewerage Program

JN:jr

Enclosures

cc: Charles R. Crocken & Associates, Inc.

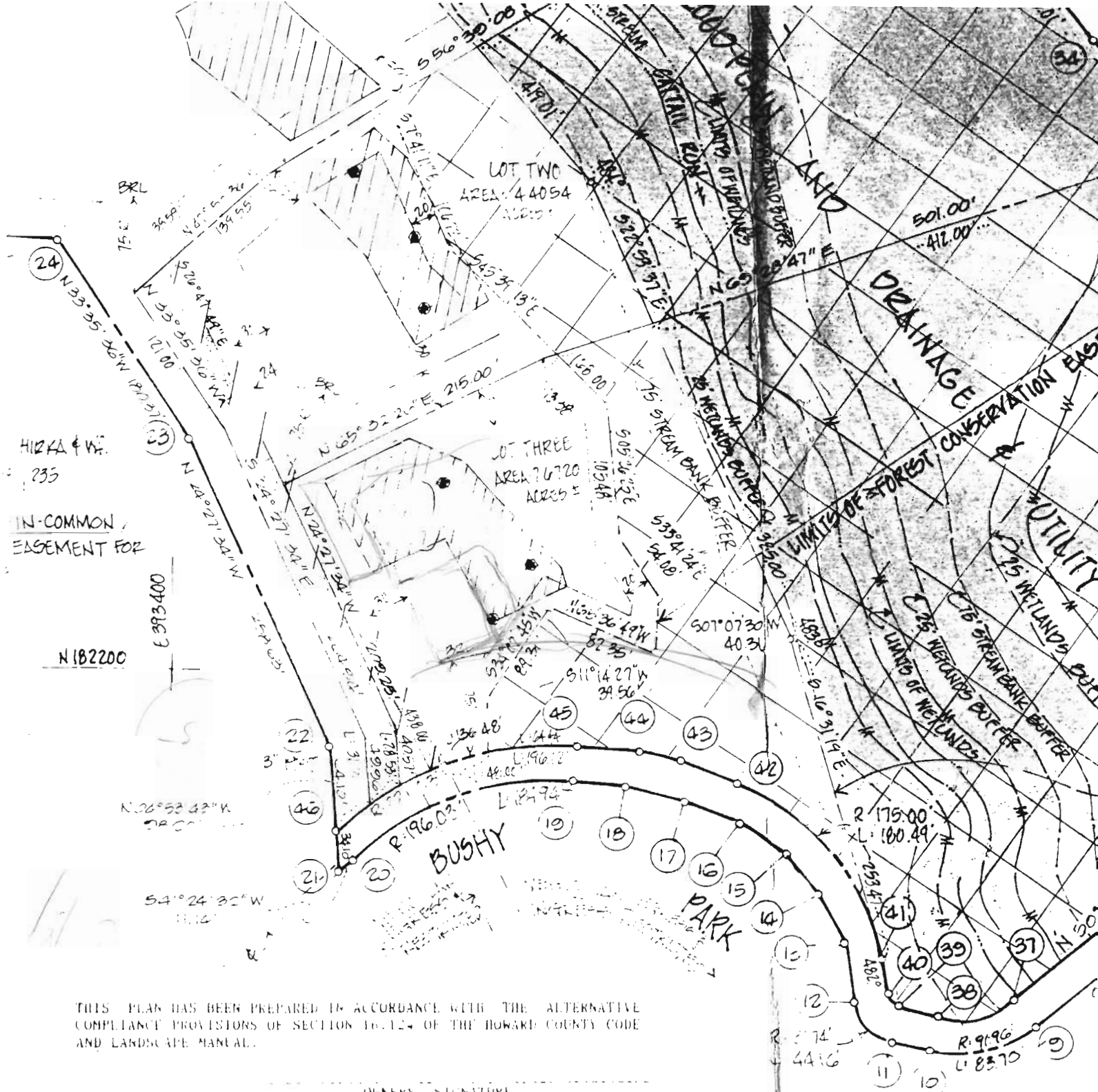
File

Bureau of Environmental Health

3525-H Ellicott Mills Drive Ellicott City, Maryland 21043-4544

Water and Sewerage, Permits 313-2640 Community Environmental Health 313-2642

Technical Services 313-2644 Director 313-2645 TDD 313-2323



HIZKA & W. 235

IN-COMMON EASEMENT FOR

N182200

E 393.400

N 22° 53' 32" W

S 4° 24' 30" W

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

OWNER'S SIGNATURE

OWNER'S STATEMENT

I Olga S. Rosser, owner 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 Department of Planning and Zoning, establish the minimum building restriction lines. All the easements of rights-of-way affecting the property are included in this plan of subdivision.

Witness my hand this \_\_\_\_\_ day of \_\_\_\_\_ 1992.

I hereby certify that it is a subdi Personal Representa to Luther H. Rosser April 21, 1975, rec Maryland in Liber t place as shown in a as amended.

07K  
09 + 09

CHARLES R. CROCKEN & ASSOCIATES, INC.

Civil Engineering • Land Planning

P.O. BOX 307

WESTMINSTER, MARYLAND 21158

July 6, 1993

JANEN.

(CW)

Mr. Craig Williams  
Howard Co. Health Department  
Environmental Health  
3525 Suite H Ellicott Mills Drive  
Ellicott City, MD 21043 - 4544

SUBJECT: CAT TAIL RUN - Rosser Property  
Revised Health Dept. Plan

Dear Mr. Williams,

We are submitting for your review and approval two copies of the Sketch Plan of the Rosser Property which we have revised in accordance with percolation tests of June 3, 1993 and the Health Dept. letter of June 14, 1993 indicating the results of the testing. CRC & Assoc. has field located the test holes, the existing stream on the property and the existing well and septic on the adjoining lot.

We wish to note there are several holes which even though the percolation times were satisfactory, they were failed due to the presence of rock. For example hole two on lot two, the times were 12 minutes and 6 minutes, though rock was present in the hole there obviously was not enough rock to impact the test. Hence, we believe the hole should have been passed. Hole four was similar to hole two but the times were shorter. However, the times did meet the accepted limits.

However, since there is space available on the site we have moved the reservations for the septic systems up hill away from the stream and where possible away from the failed holes. We trust you will find the enclosed plan satisfactory and request your approval.

Very truly yours,



Charles R. Crocken PE  
President

CRC-17  
ros-Perc.Rev  
cc Rosser  
Fyock

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY MARYLAND 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 BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENTS. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

THERE ARE NO EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 100 FT. OF THE LOT LINES SHOWN HEREON UNLESS NOTED OTHERWISE.

DENOTES SATISFACTORY PERCOLATION TEST (D)  
 DENOTES UNSATISFACTORY PERCOLATION TEST (D-)

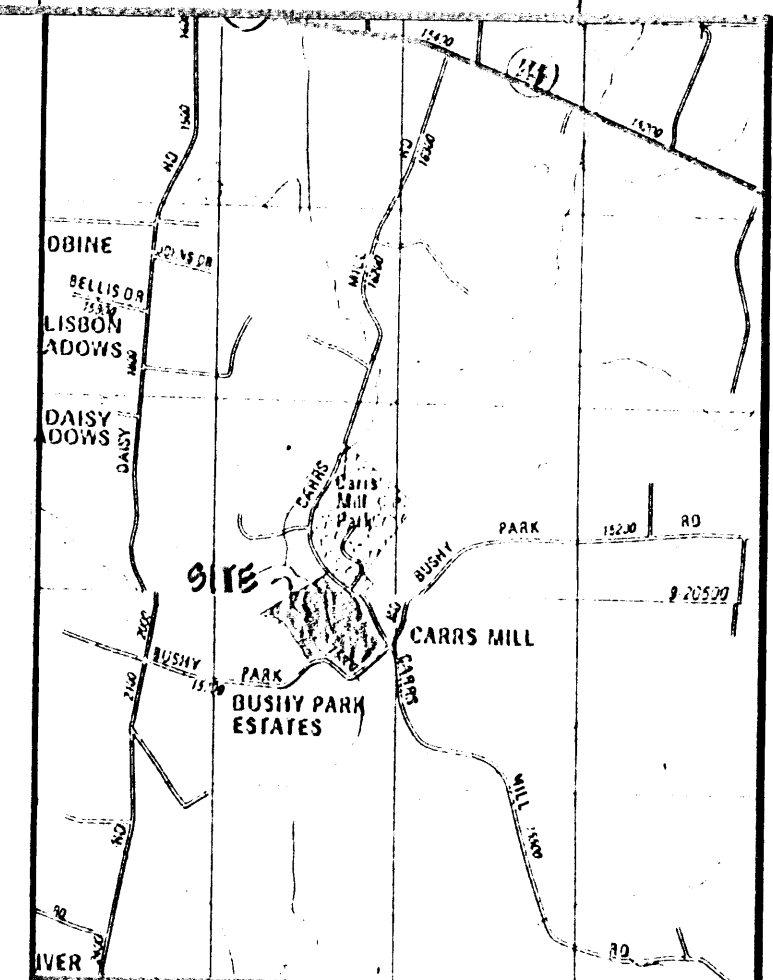
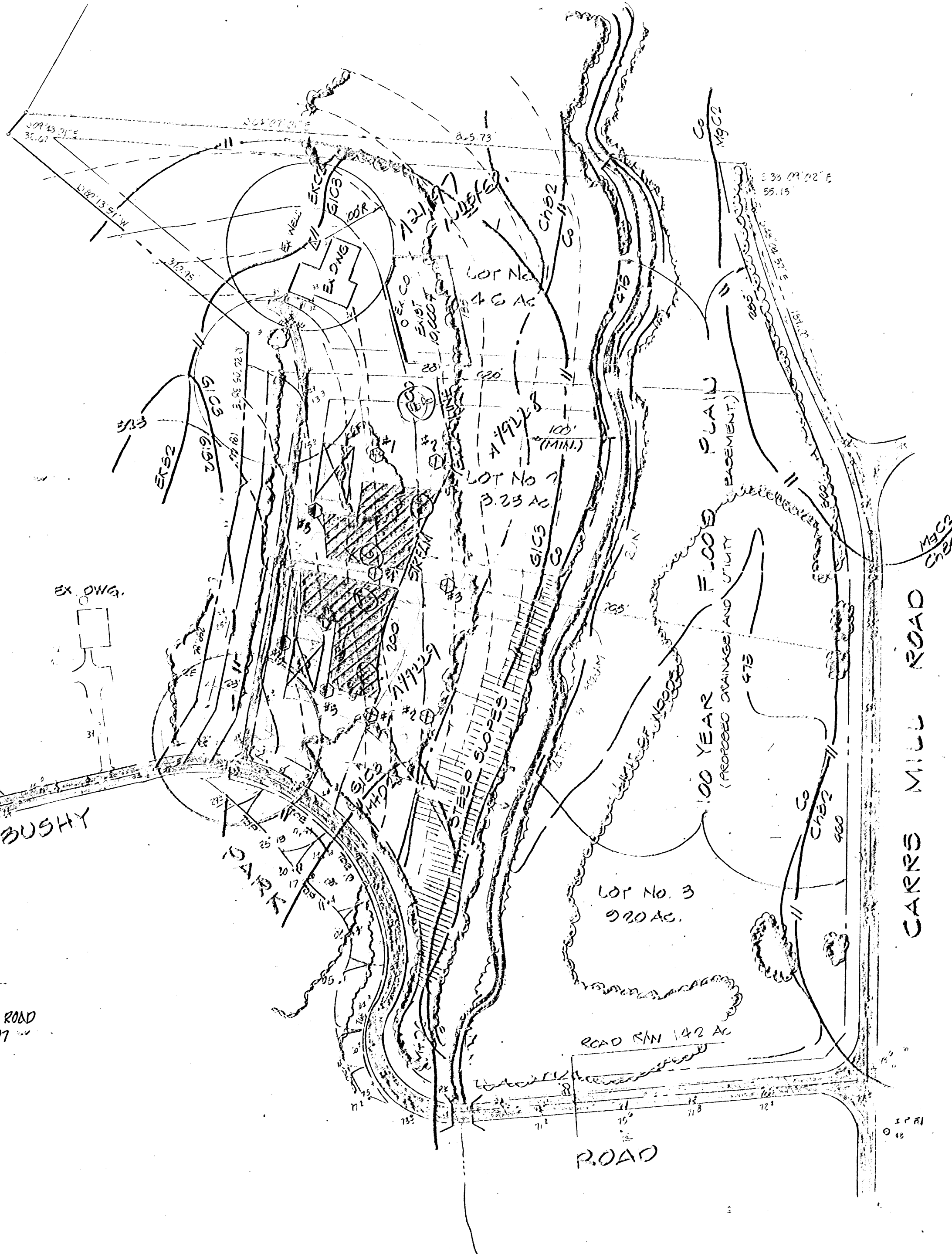
NOTE: THE NEAREST WATER INTAKE STRUCTURE IS 24,000 FT. AWAY

PERCOLATION TEST DATA				
LOT NO	PER. IN	DEPTH	TIME	RESULTS
2	1	3.0	3MIN	FAIL
	2	4.0	6MIN	FAIL
	3	7.0	12MIN	FAIL
	4	9.0	20MIN	FAIL
	5	10.0	30MIN	OK
	6	11.0	45MIN	OK
3	1	5.5	2MIN	FAIL
	2	7.0	5MIN	FAIL
	3	9.0	10MIN	FAIL
	4	11.0	15MIN	FAIL
	5	13.0	25MIN	OK
	6	15.0	40MIN	OK

**SOILS LEGEND**

SYMBOL	SERIES
GIB2	GLENELG
GIC3	GLENELG
MFO3	MT. AIRY
EKC2	ELI OAK
CHB2	CHESTER
Co	CODGRUB
M3C2	MANOR

OWNER / DEVELOPER  
 OLGA S. ROSSER  
 1502 BUSHY PARK ROAD  
 WOODBINE, MD. 21797



VICINITY MAP SCALE: 1" = 2,000'

**GENERAL NOTES**

1. AREA OF PROPERTY = 137 AC ±
2. PRESENT ZONING = RC
3. DENSITY CALCULATIONS:  
 NUMBER OF LOTS PERMITTED = 4  
 (BASED UPON 1 LOT PER 423 AC)  
 NUMBER OF LOTS THIS PLAN = 3

**SKETCH PLAN**

**THE ROSSER PROPERTY**

NW SIDE INTERSECTION CARRS MILL & BUSHY PARK ROAD  
 4TH ELECTION DISTRICT HOWARD CO., MARYLAND

CURRENT TITLE REFERENCE: LIBER 0710, FOLIO 743  
 APRIL 21, 1975  
 OLGA S. ROSSER

CHARLES R. CROCKEN & ASSOCIATES, INC.  
 Civil Engineering • Land Planning  
 P.O. BOX 307  
 WESTMINSTER, MARYLAND 21157  
 Tel. (301) 549-2708



TAX MAP 20 PARCEL 202
DESIGNED BY:
DRAWN BY:
PROJECT NO.
DATE 2/10/93
SCALE 1" = 100'
DRAWING NO. 1 OF 2

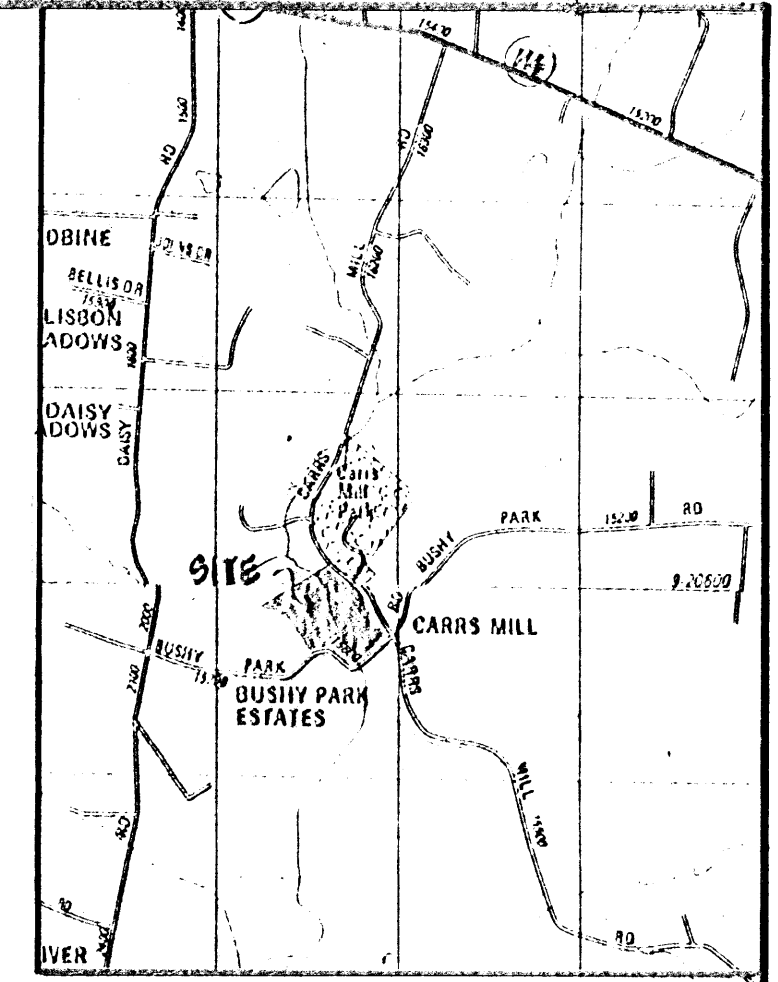
THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENTS. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.

THERE ARE NO EXISTING WELLS AND SEPTIC SYSTEMS WITHIN 100 FT. OF THE LOT LINES SHOWN HEREON UNLESS NOTED OTHERWISE.

■ DENOTES SATISFACTORY PERCOLATION TEST

□ DENOTES UNSATISFACTORY PERCOLATION TEST

NOTE: THE NEAREST WATER INTAKE STRUCTURE IS 24,000 ± FT. AWAY



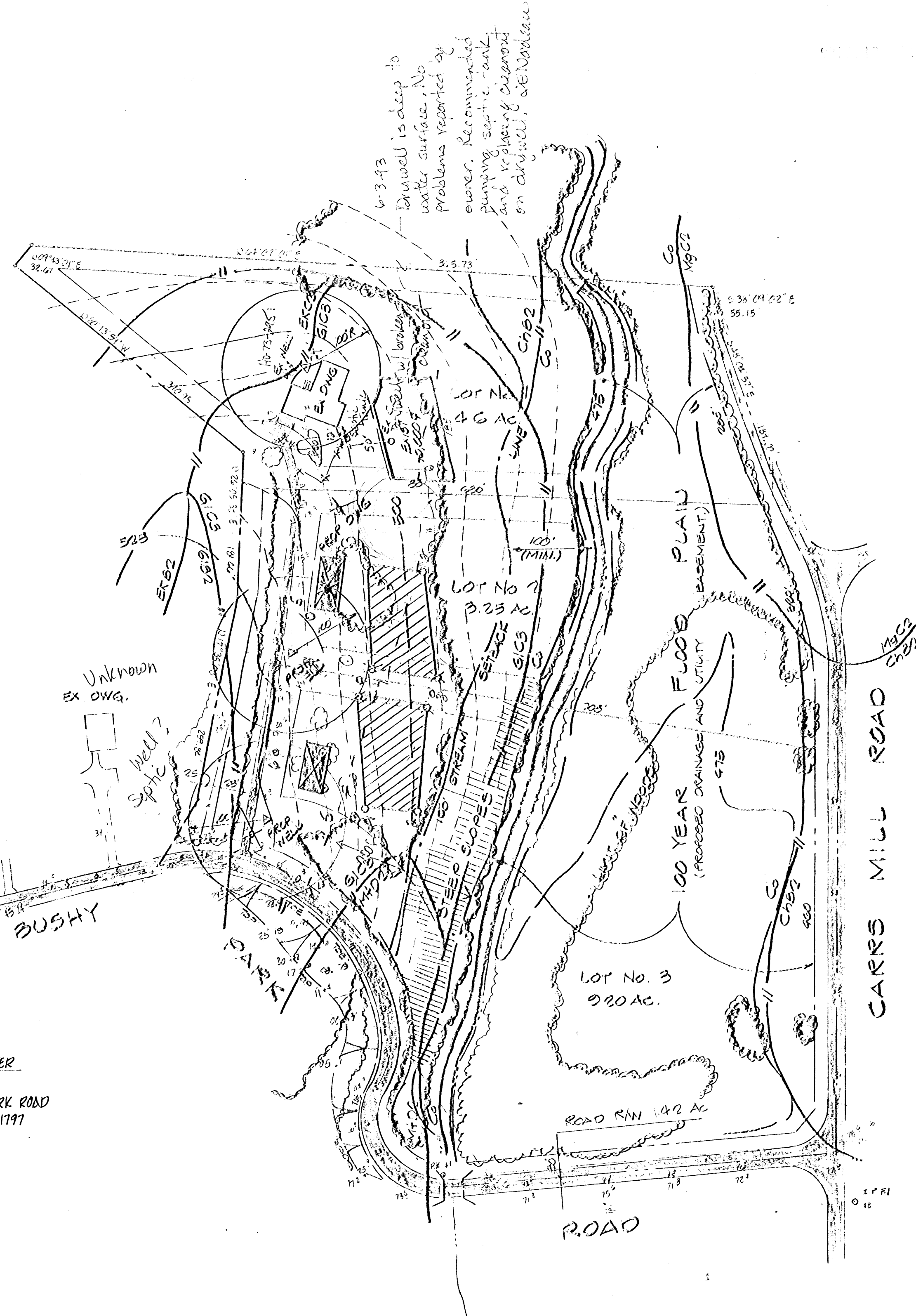
VICINITY MAP SCALE: 1" = 2,000'

SCALE 1" = 100'

**SOILS LEGEND**

SYMBOL	SERIES
G1B2	GLENELG
G1C3	GLENELG
M1D3	Mt AIRY
E1C2	ELIOAK
Ch22	CHESTER
Co	CODORUS - wet
Mq22	MANOR

OWNER / DEVELOPER  
 OLGA S. ROSSER  
 13012 BUSHY PARK ROAD  
 WOODBANE, MD. 21797



**GENERAL NOTES**

1. AREA OF PROPERTY = 13.7 AC ±
2. PRESENT ZONING = RC
3. DENSITY CALCULATIONS:  
 NUMBER OF LOTS PERMITTED = 4  
 (BASED UPON 1 LOT PER 4,250 AC)  
 NUMBER OF LOTS THIS PLAN = 3

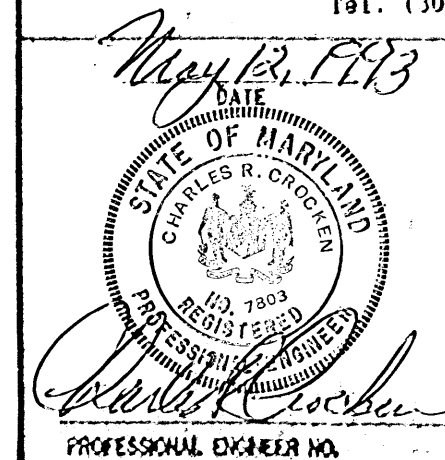
**SKETCH PLAN**

**THE ROSSER PROPERTY**

NW SIDE INTERSECTION CARRS MILL & BUSHY PARK ROAD  
 4TH ELECTION DISTRICT HOWARD CO., MARYLAND

CURRENT TITLE REFERENCE: LIBER 0710, FOLIO 743  
 APRIL 21, 1975  
 OLGA S. ROSSER.

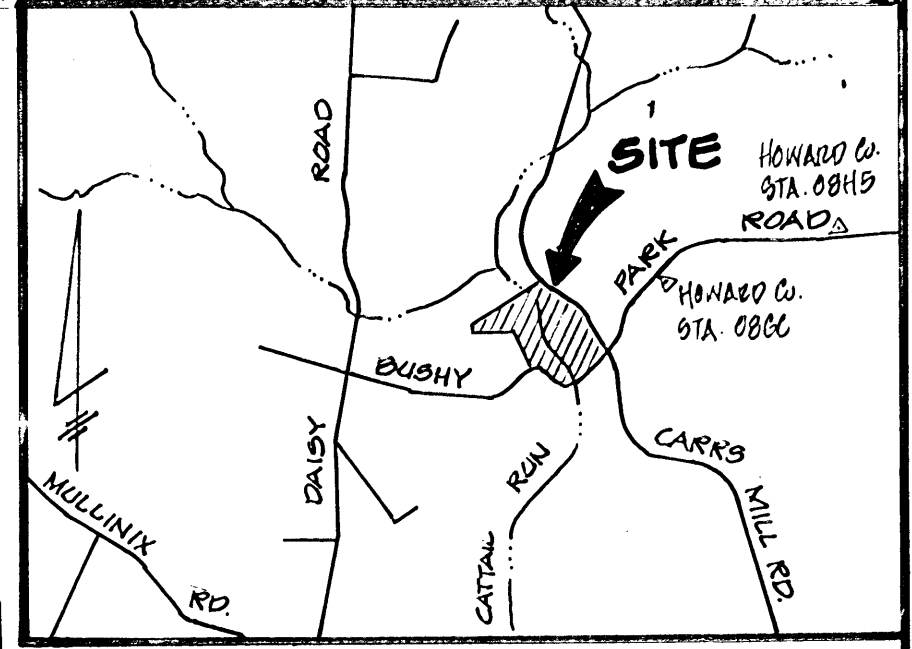
CHARLES R. CROCKEN & ASSOCIATES, INC.  
 Civil Engineering • Land Planning  
 P.O. BOX 307  
 WESTMINSTER, MARYLAND 21157  
 Tel. (301) 549-2708



TAX MAP 20	PARCEL 208
DESIGNED BY:	
DRAWN BY:	
PROJECT NO.	
DATE 2/10/73	
SCALE 1" = 100'	
DRAWING NO. 1	OF 2

NO.	COORDINATES		NO.	COORDINATES	
	NORTH	EAST		NORTH	EAST
1.	182944.5355	393527.2773	24.	182425.5532	393167.1557
2.	182905.4935	393566.2291	25.	182444.6414	392796.6972
3.	182796.7248	393720.7943	26.	182477.2627	392798.4506
4.	182744.5932	393515.8926	27.	182927.9852	393501.4642
5.	182730.2173	393539.9437	28.	182930.7304	393505.7359
6.	182477.2627	392798.4506	29.	182903.2142	393533.1866
7.	182633.5475	393940.9816	30.	182572.5471	393569.6065
8.	182145.5767	394256.9121	31.	182754.4277	393694.9703
9.	181829.3909	393904.0953	32.	182768.0504	393721.0396
10.	181810.5459	393525.4834	33.	182736.4433	393775.7518
11.	181816.8187	393797.4055	34.	182594.6310	393937.9254
12.	181846.8612	393768.5095	35.	182170.4584	394238.6283
13.	181891.1270	393760.4143	36.	182134.1430	394233.8112
14.	181929.7094	393741.8644	37.	181845.6663	393858.1749
15.	181960.6661	393715.7660	38.	181834.9444	393830.9342
16.	181983.9704	393680.4525	39.	181841.2172	393802.8563
17.	181999.7026	393638.4736	40.	181551.3558	393793.1019
18.	182010.7519	393594.1003	41.	181579.4903	393757.9571
19.	182014.5501	393554.4612	42.	182011.5778	393677.2253
20.	181949.0700	393388.7734	43.	182027.0140	393635.2360
21.	181940.7141	393381.4044	44.	182034.9960	393603.2704
22.	182036.5133	393373.1994	45.	182039.4365	393556.8414
23.	182273.2152	393265.7500	46.	181974.6846	393378.4949

NO.	RADIUS	DELTA	CURVE DATA			
			ARC LG	TAN.	CHORD	BEARING
29-30	275.00'	09°55'55"	47.69'	23.89'	47.61'	S49°53'59"E
31-32	275.00'	06°24'12"	30.73'	15.83'	30.72'	S58°04'02"E
33-34	475.00'	25°56'08"	215.01'	109.38'	213.18'	S48°18'04"E
37-38	66.96'	52°08'54"	60.94'	32.17'	58.66'	S76°31'10"W
39-40	12.74'	67°02'33"	14.91'	8.44'	14.07'	N43°53'07"W
41-42	175.00'	59°05'30"	160.49'	99.20'	172.59'	N39°54'35"W
43-44	125.00'	15°04'52"	32.90'	16.55'	32.81'	N76°59'46"W
45-46	221.03'	50°50'06"	196.12'	105.04'	189.74'	S70°02'44"W
19-20	196.03'	54°03'16"	184.94'	100.00'	178.16'	S68°26'10"W
11-12	37.74'	67°02'33"	44.16'	25.00'	41.68'	N43°53'07"W
9-10	91.96'	52°08'54"	83.70'	45.00'	80.84'	S76°31'10"W



LOT NO	GROSS AREA	PURSEIN AREA	REMAINING AREA	100 YR FLOODPLAIN	2% SLOPES	MINIMUM LOT SIZE
1	5.0790 AC	0.2910 AC	4.844 AC	1.7942 AC	0	3.0498 AC ±
2	4.4097 AC	0.1446 AC	4.2611 AC	0.2092 AC	0.0091 AC	1.0987 AC ±
3	7.6780 AC	0	7.6780 AC	0.5971 AC	0.5071 AC	1.5942 AC ±

80% TO 90% OF MINIMUM LOT SIZE MAY BE LOST IN THE 100 YR FLOODPLAIN OF STEEP SLOPES 25% OR GREATER.

NOTE: NO CLEARING GRADING OR CONSTRUCTION IS PERMITTED WITHIN 100 YR. FLOOD PLAIN, WETLANDS OR STREAM BUFFERS.

NOTE: DEVEENY MAINTENANCE AGREEMENT RECORDED MAP 3204/250 ON 3/29/94

LAND DEDICATED TO HOWARD COUNTY, MARYLAND FOR THE PURPOSE OF A PUBLIC ROAD (1990 RECORD)

FROM	TO	BEARING	DISTANCE
1	2	S 44°56'01" E	55.15'
4	5	S 59°07'56" E	28.02'
6	7	S 41°28'20" E	53.81'
10	11	N 77°24'23" N	28.77'
12	13	N 10°21'50" W	45.00'
13	14	N 25°40'39" W	42.81'
14	15	N 40°07'58" W	40.49'
15	16	N 56°34'41" N	42.31'
16	17	N 69°27'20" N	44.83'
17	18	N 76°00'31" W	45.73'
18	19	N 84°32'12" W	39.82'
20	21	S 41°24'32" N	11.14'
21	22	N 04°53'43" N	98.20'
44	45	S 84°32'12" E	46.64'
42	43	S 69°27'20" E	44.84'
40	41	S 10°21'50" E	28.60'
39	38	S 77°24'23" E	28.77'
29	28	N 44°56'01" W	38.87'

TOTAL NUMBER OF LOTS TO BE CREATED	=	3
TOTAL NUMBER OF PARCELS TO BE CREATED	=	NONE
TOTAL AREA OF LOTS	=	17.2246 AC ±
TOTAL AREA OF PARCELS	=	NONE
TOTAL AREA OF ROADWAYS INCLUDING WIDENING	=	1.2936 AC ±
TOTAL AREA OF OPENSPACE	=	NONE
TOTAL AREA OF SUBDIVISION	=	18.9202 AC ±

STEPHEN HIGGA & W. 458/235

24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-3

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL.

*Olga S. Rosser*  
OWNER'S SIGNATURE

NOTE: THE REQUIREMENTS OF § 3-105, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1985 RECAPITULATION VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

*Leonard T. Bohager* 6-12-94  
LEONARD T. BOHAGER DATE  
*Olga S. Rosser* 6-12-94  
OLGA S. ROSSER, OWNER DATE

VICINITY MAP SCALE: 1"=2000'

- GENERAL NOTES
- TAX MAP: 14 . BLOCK: 1 PARCEL: 208
  - DEED REFERENCE: LIBER 0718, FOLIO 748 4/21/75
  - COORDINATES BASED UPON NAD 83, MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS No. 0866 AND No. 0845
  - SUBJECT PROPERTY ZONED RC. PER 9-15-92 COMPREHENSIVE ZONING PLAN.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOTS REQUIRED BY THE DEPARTMENT OF ENVIRONMENT
  - THIS PLAT IS BASED UPON A FIELD RUN MONUMENTED SURVEY PERFORMED ON OR ABOUT 2/15/93, BY CHARLES R. CROCKEN AND ASSOCIATES, INC.
  - THIS PLAN IS SUBJECT TO A WAIVER FROM THE REQUIREMENTS OF HOWARD COUNTY DESIGN MANUAL VOLUME III SECTION 2.6.6 APPROVED, MARCH 15, 1993.
  - THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQ. FT. AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF ENVIRONMENTAL HEALTH INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. 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 RECDORATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - THE EXISTING HOUSE ON LOT 1 IS TO BE RETAINED.
  - NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE
  - THE FOREST CONSERVATION EASEMENT HAS BEEN ESTABLISHED TO FULFILL THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOREST CONSERVATION ACT. NO CLEARING, GRADING OR CONSTRUCTION IS PERMITTED WITHIN THE FOREST CONSERVATION EASEMENT; HOWEVER, FOREST MANAGEMENT PRACTICES AS DEFINED IN THE DEED OF FOREST CONSERVATION EASEMENT ARE ALLOWED.
  - DRIVEWAY SHALL BE PROVIDED PRIOR TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
    - WIDTH - 10'
    - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING.
    - GEOMETRY - MAXIMUM 15% GRADE, MAXIMUM 10% GRADE CHANGE AND MINIMUM OF 45-FOOT TURNING RADIUS.
    - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 TONS (125 LOADING).
    - DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING A 100 YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE.
    - STRUCTURE CLEARANCES - MINIMUM 12 FEET.
    - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
  - FOR FLAG OR PIPESTEIN LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEIN AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEIN LOT DRIVEWAY.

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS.  
HOWARD COUNTY HEALTH DEPARTMENT:  
*Joyce M. Boyd M.D.* 7-1-94  
HOWARD COUNTY HEALTH OFFICER (S) DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING  
*David V. Ziegler* 7/1/94  
PLANNING DIRECTOR JK DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS AND PUBLIC ROADS:  
*James M. Lewis* 7/1/94  
DIRECTOR OF PUBLIC WORKS DATE

OWNER'S STATEMENT

I Olga S. Rosser, owner 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 Department of Planning and Zoning, establish the minimum building restriction lines. All the easements of rights-of-way affecting the property are included in this plan of subdivision.

Witness my hand this 12<sup>th</sup> day of June 1994.

*Olga S. Rosser*  
Olga S. Rosser

OWNER/DEVELOPER:  
OLGA S. ROSSER  
15612 BUSHY PARK RD.  
WOODBINE, MD. 21797  
Tel. (410) 442-1381

SURVEYOR'S CERTIFICATE

I hereby certify that the final plat shown hereon is correct that it is a subdivision of the lands conveyed by Wayne Mathis Personal Representative of the Estate of Eliza M. Seal, deceased to Luther H. Rosser Jr. deceased and Olga S. Rosser by deed dated April 21, 1975, recorded in the Land Records of Howard County Maryland in Liber 0716 at Folio 743 and that all monuments are in place as shown in accordance with the annotated Code of Maryland, as amended.

*Leonard T. Bohager* 6-12-94  
Leonard T. Bohager Date  
R.P.L.S No. 10859

HOWARD COUNTY, MD

A SUBDIVISION OF THE ROSSER PROPERTY RECORDED MAP 11282

7-12-94 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

**CATTAIL RUN**  
LOTS 1, 2 AND 3

TAX MAP 14 PARCEL 208  
FOURTH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND  
ZONING "RC" DP&Z FILE

SCALE: 1"=100' DATE: NOV. 1993

CHARLES R. CROCKEN & ASSOCIATES, INC.  
Civil Engineering • Land Planning  
P.O. Box 307  
Westminster, MD 21158  
410-549-2708  
800-698-0607

*private w/s*

File No. F-94-56

Name Cattail Run Lots 1, 2 & 3

**DEPARTMENT OF PLANNING AND ZONING  
FINAL PLAT ORIGINAL SIGNATURE APPROVAL**

This is for the processing of final plat originals for signature approvals. If it is found necessary for any corrections or additions to be made on the original, the owner and consultant should be notified, along with the Division of Community Planning and Land Development and other County/State agencies that would be affected by the changes. A notation should be added to this form if the originals are changed.

**DPZ**  
J. Sanders  
\_\_\_\_\_  
Reviewing Agent

6-28-94  
6-28-94  
*corrections made*

6-28-94  
\_\_\_\_\_  
Date Forwarded

Rejected for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DPW/HEALTH**  
C. Williams  
\_\_\_\_\_  
Reviewing Agent

6/30/94  
\_\_\_\_\_  
Date In

7/1/94  
\_\_\_\_\_  
Date Forwarded

Rejected for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

*Receipt fees forwarded separately on 6/28/94*

**HEALTH/DPW**  
\_\_\_\_\_  
Reviewing Agent

\_\_\_\_\_  
Date In

\_\_\_\_\_  
Date Forwarded

Rejected for: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DPZ**  
\_\_\_\_\_  
Reviewing Agent

\_\_\_\_\_  
Date Received

\_\_\_\_\_  
Owner/Engineer Notified

Actions or Revisions Needed: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

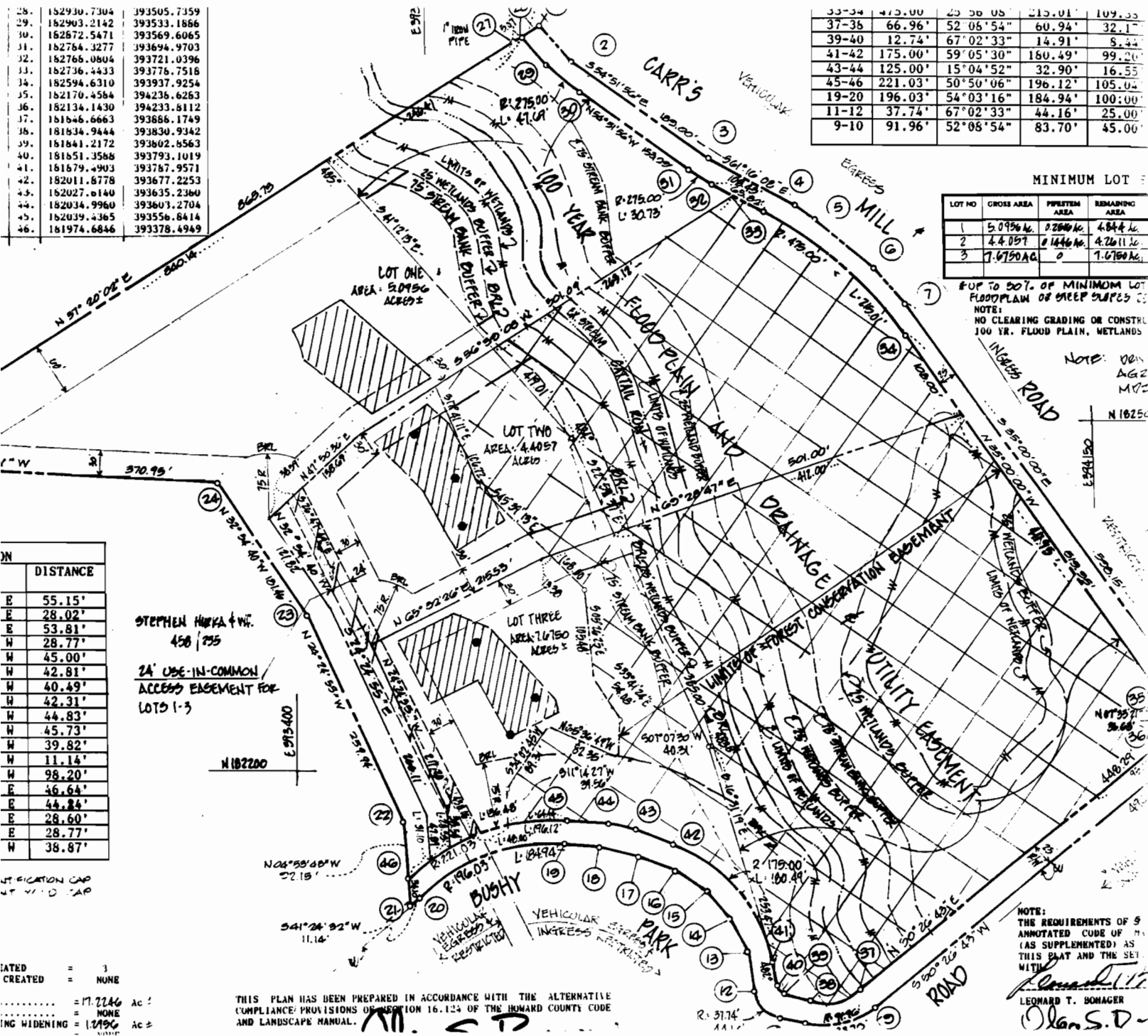
# CATTAIL RUN (ROSSEN)

F 94-56

SIGNED 7/1/94

28.	182930.7304	393505.7359
29.	182903.2142	393533.1866
30.	182672.5471	393569.6065
31.	182764.3277	393694.9703
32.	182766.0804	393721.0396
33.	182736.4433	393776.7518
34.	182594.6310	393937.9254
35.	182170.4584	394236.6263
36.	182134.1430	394233.8112
37.	181846.6663	393886.1749
38.	181834.9444	393830.9342
39.	181841.2172	393802.8563
40.	181851.3588	393793.1019
41.	181879.4903	393787.9571
42.	182011.8778	393677.2253
43.	182027.0140	393635.2360
44.	182034.9960	393603.2704
45.	182039.4365	393556.8414
46.	181974.6846	393378.4949

33-34	413.00	23 38 05"	213.01	109.33
37-38	66.96'	52 06' 54"	60.94'	32.17'
39-40	12.74'	67 02' 33"	14.91'	5.44'
41-42	175.00'	59 05' 30"	160.49'	99.20'
43-44	125.00'	15 04' 52"	32.90'	16.55'
45-46	221.03'	50 50' 06"	196.12'	105.04'
19-20	196.03'	54 03' 16"	184.94'	100.00'
11-12	37.74'	67 02' 33"	44.16'	25.00'
9-10	91.96'	52 08' 54"	83.70'	45.00'



MINIMUM LOT

LOT NO	GROSS AREA	PRESTEM AREA	REMAINING AREA
1	5.0956 Ac.	2.2846 Ac.	4.844 Ac.
2	4.4057	0.1446 Ac.	4.2611 Ac.
3	7.6750 Ac.	0	7.6750 Ac.

8 UP TO 50% OF MINIMUM LOT FLOODPLAIN OR SHEEP CREEPS CO. NOTE: NO CLEARING GRADING OR CONSTRUCTION 100 YR. FLOOD PLAIN, WETLANDS

NOTE: DENY AGZ MFC

ON	DISTANCE
E	55.15'
E	28.02'
E	53.81'
W	28.77'
W	45.00'
W	42.81'
W	40.49'
W	42.31'
W	44.83'
W	45.73'
W	39.82'
W	11.14'
W	98.20'
E	46.64'
E	44.84'
E	28.60'
E	28.77'
W	38.87'

STEPHEN HURKA & W. 458 / 755  
24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1-3

NOTE: THE REQUIREMENTS OF 9 ANNOTATED CODE OF M.S. (AS SUPPLEMENTED) AS THIS PLAN AND THE SET WITH  
LEONARD T. BONAGER  
Olan S.D.

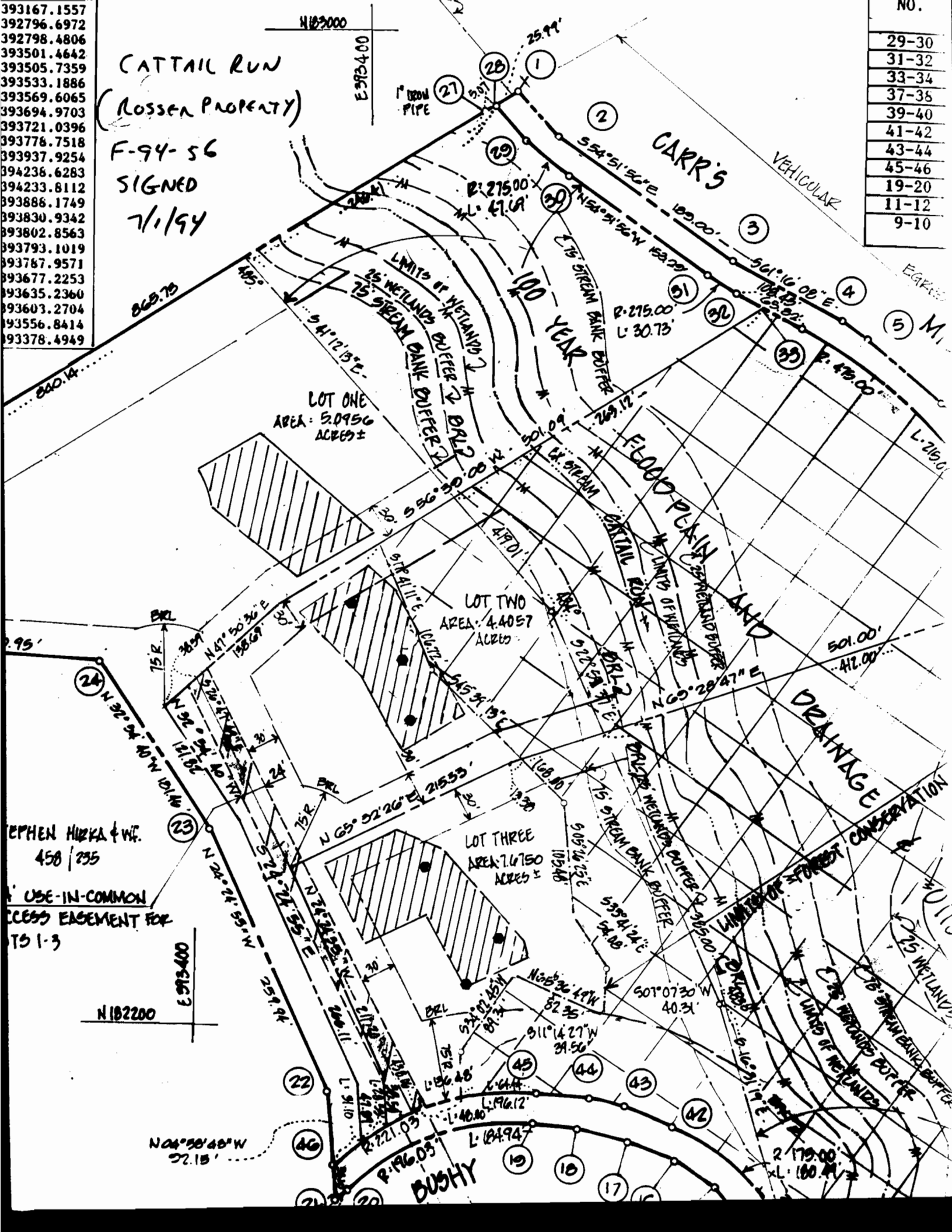
THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE ALTERNATIVE COMPLIANCE PROVISIONS OF SECTION 16.124 OF THE HONARD COUNTY CODE AND LANDSCAPE MANUAL.

393167.1557  
 392796.6972  
 392798.4806  
 393501.4642  
 393505.7359  
 393533.1886  
 393569.6065  
 393694.9703  
 393721.0396  
 393778.7518  
 393937.9254  
 394236.6283  
 394233.8112  
 393886.1749  
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 393793.1019  
 393787.9571  
 393677.2253  
 393635.2360  
 393603.2704  
 393556.8414  
 393378.4949

NO.
29-30
31-32
33-34
37-38
39-40
41-42
43-44
45-46
19-20
11-12
9-10

CATTAIL RUN  
 (ROSSEN PROPERTY)

F-94-56  
 SIGNED  
 7/1/94



LOT ONE  
 AREA: 5.0956  
 ACRES ±

LOT TWO  
 AREA: 4.4057  
 ACRES ±

LOT THREE  
 AREA: 7.6750  
 ACRES ±

STEPHEN HIRKA & WIFE  
 458 / 235

USE-IN-COMMON  
 ACCESS EASEMENT FOR  
 TS 1-3

N182200  
 E913400

N04°38'48"W  
 27.15'

BUSHY

DRAINAGE

CONSERVATION

75' STREAM BANK BUFFER

75' STREAM BANK BUFFER

75' STREAM BANK BUFFER

75' STREAM BANK BUFFER

75' STREAM BANK BUFFER

75' STREAM BANK BUFFER

75' STREAM BANK BUFFER

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