

Oswald, Hank

From: Oswald, Hank
Sent: Thursday, September 21, 2017 1:27 PM
To: 'Charles Combs'
Subject: RE: 2525 Sand Hill Rd Septic Easement

Hi Russ:

We would not approve anything that would take up more space within the SDA than the existing concrete pad. I hope that helps. With that said, propose something and I will get back to you with an answer but make sure you add in the septic tank and trench locations to the plan.

Thanks,

Hank

From: Charles Combs [mailto:21042crc@gmail.com]
Sent: Thursday, September 21, 2017 11:37 AM
To: Oswald, Hank
Subject: Re: 2525 Sand Hill Rd Septic Easement

Hi Hank. I double checked with the surveyor and he says the easement area as shown is correct and that it is not uncommon for older houses to encroach. To answer your questions:

1. The SSCO are correct. They are where the cleanouts are. The one near the house is where the tank is. That rectangle near the house is an old deck footing. The tank isn't actually shown.
2. My intent is to replace the pad with a garage, the exact placement of which depends on what we can do with the existing septic, but there is no way to meet the setbacks.
3. Understood that I need to get a zoning variance. I wanted to figure out where the garage would go first based on the septic requirements.

At this point it looks like I will need to completely replace the existing system, establish a new easement, and get the perc testing done. Do you see any alternative?

Given that you said the results get worse as you go down the hill, do you think it will be possible to move the easement about 10 feet down from where the existing dry well location is? It would not have to go as far down if it moved across away from the property line.

If you think we can make it work I'll try to get the zoning variance and then get the system redone.

Thanks again.
Russ

On Tue, Sep 19, 2017 at 8:42 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Mr. Combs:

I've attached a signed plat detailing the location of the sewage disposal area. Without a percolation certification plan, it's hard to tell where exactly the perc test holes are located and I don't think the septic record provides enough details. It seems as you go down the hill in the back, the perc test results get worse.

I have a few follow-up questions. Are the septic components plotted correctly on the plan because the tank location alone does not seem to match up with the As Built drawing (attached). Also, the plan does not show the existing trench. Are you planning to build on top of the existing concrete pad or expand on the foot print? The concrete pad is within the 20 foot BRL so you may want to consult with Planning and Zoning on location of proposed garage before you go any further with this plan.

If you decide to move the garage and meet the well and septic setbacks, you may be eligible for a Waiver petition to the percolation certification plan requirements.

Hopefully, I answered all of your questions. Please feel free to follow-up.

Thanks,

Hank

From: Charles Combs [mailto:21042crc@gmail.com]
Sent: Monday, September 18, 2017 11:36 AM
To: Oswald, Hank
Subject: Re: 2525 Sand Hill Rd Septic Easement

Oops, attached.

On Mon, Sep 18, 2017 at 8:30 AM, Oswald, Hank <hoswald@howardcountymd.gov> wrote:

Hi Russ:

Please forward the drawing. It was not attached.

Thanks,

Hank

From: Charles Combs [mailto:21042crc@gmail.com]

Sent: Monday, September 18, 2017 8:14 AM

To: Oswald, Hank

Subject: 2525 Sand Hill Rd Septic Easement

Hank,

I recently discussed with you in person the septic situation at 2525 Sand Hill Rd wrt adding a garage to the property. Attached is an updated drawing from the surveyor that shows the easement area.

Does the location of the easement look correct? With a 20 foot setback the house shouldn't be hitting it.

Also, with a 20 foot setback requirement, there doesn't appear to be any space for a garage in the vicinity of the concrete pad. What is your take on that?

Thanks for your help.

Russ

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, September 19, 2017 8:43 AM
To: 'Charles Combs'
Subject: RE: 2525 Sand Hill Rd Septic Easement
Attachments: 3700-p01.pdf; A23389_P28120.pdf

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Russ

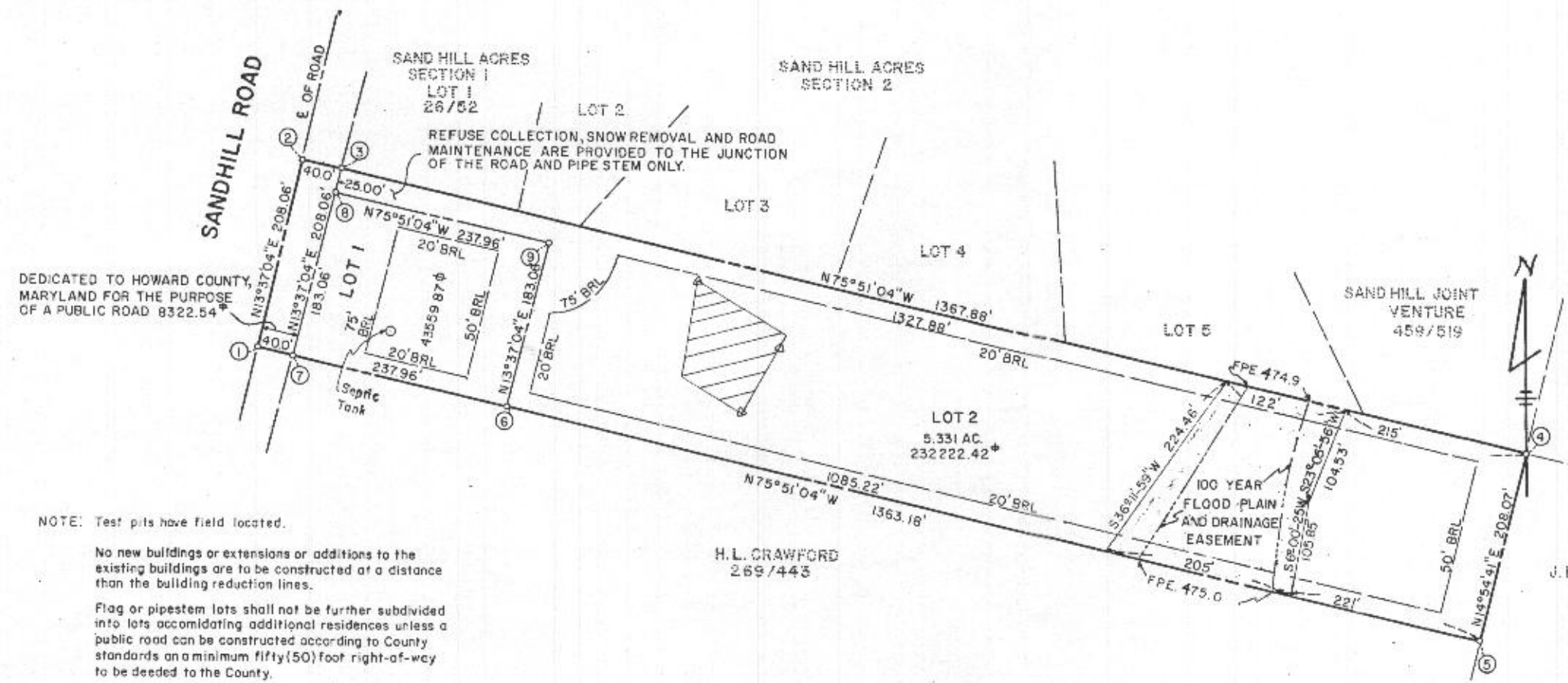




Vicinity Map
1"=2000'

COORDINATE TABLE		
NO	NORTH	EAST
1	534817.22	819218.92
2	535019.43	819267.91
3	535009.66	819306.70
4	534685.07	820594.29
5	534484.00	820540.75
6	534749.27	819488.45
7	534807.44	819257.71
8	534985.36	819300.81
9	534927.19	819531.55

COORDINATES SHOWN HEREON ARE BASED ON HOWARD COUNTY CONTROL CARDS 3437002 - 3437003



NOTE: Test pits have field located.

No new buildings or extensions or additions to the existing buildings are to be constructed at a distance than the building reduction lines.

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 deeded to the County.

TOTAL NUMBER OF LOTS 2
TOTAL AREA OF LOTS 6.33 AC.
TOTAL AREA OF ROADWAY 0.191 AC.
TOTAL AREA OF SUBDIVISION 6.521 AC.

RECEIVED
JUN 7 1977
HOWARD COUNTY
DEPT. PUBLIC WORKS

NOTES
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 kind in this area are restricted until public sewage is available and servicing any residential structures constructed on these building sites. The easement shall become null and void upon connection to a public sewage system.

This plat is subject to VP-76-94

RECORDED PLAT 3700
5/23/77
HOWARD COUNTY, MD

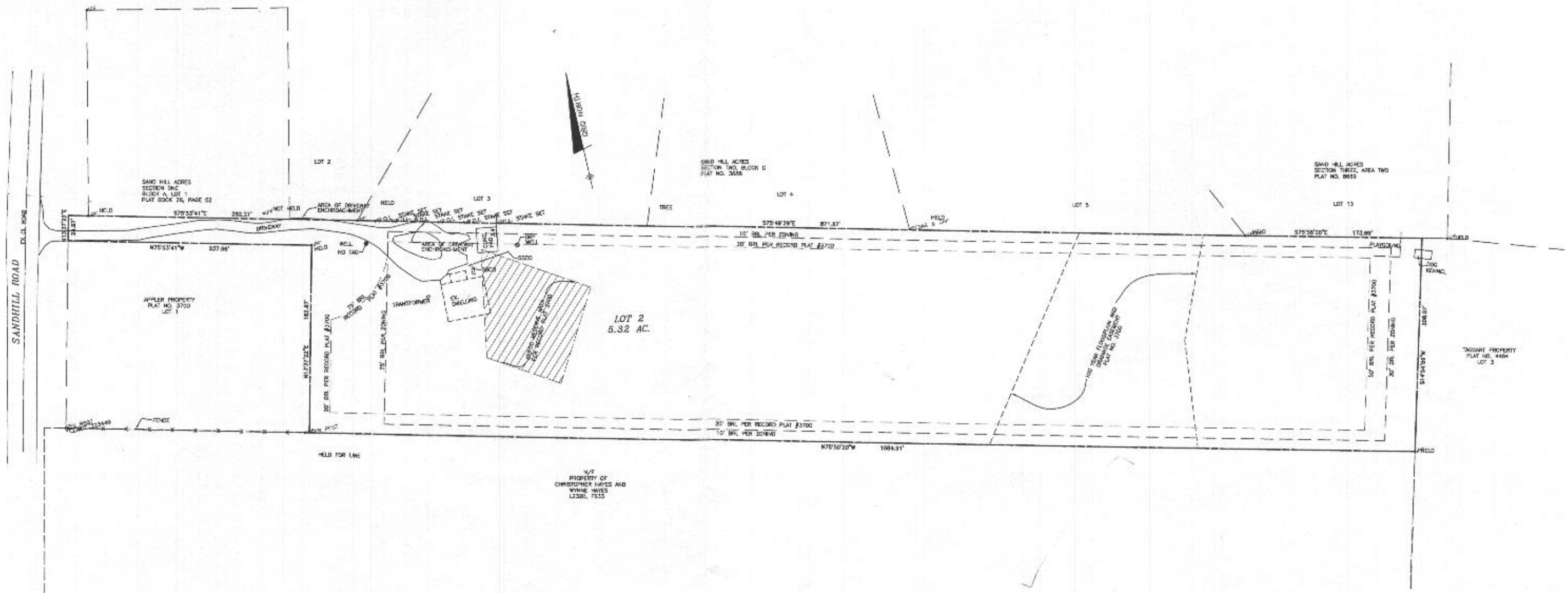
APPROVED: For private water and private sewerage systems, Howard County Health Department
James J. Jones 5/17/77
County Health Officer
APPROVED: Howard County Office of Planning and Zoning
Thomas L. Amick 5-2377
Director
APPROVED: For storm drainage systems and public roads, Howard County Department of Public Works

OWNER'S CERTIFICATE
We, Robert L. Appler and Mary V. Appler, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this 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) dedicate to public use the beds of the streets and/or roads and floodplains and open space where applicable, and for One Dollar (\$1.00) 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 and open space where applicable; (3) that no building or similar structure of any kind shall be erected on or over the said easements and right-of-ways; and (4) it is further agreed that maintenance of all waterways, drainage easements and/or floodplains shown hereon are the responsibility of the property owner.
Robert L. Appler

SURVEYOR'S CERTIFICATE
I hereby certify that the final plat shown hereon is correct; that it is a subdivision of all of the lands conveyed. By James R. Thomas and Lelia E. Thomas to Robert L. Appler and Mary V. Appler by deed dated January 24, 1952, and recorded in the Land Records of Howard County, in Liber 230, Folio 11, and that all monuments are in place as shown, in accordance with the Annotated Code of Maryland, as amended.

TYDINGS-OHEIM ASSOC., INC.
LAND SURVEYORS
CONSTRUCTION SURVEYORS
8370 COURT AVENUE
ELLICOTT CITY, MD. 21043
301-465-0660
OWNER & DEVELOPER
ROBERT L. APPLER
2535 SANDHILL ROAD
ELLICOTT CITY, MD. 21043

APPLER PROPERTY
THIRD ELECTION DISTRICT
HOWARD COUNTY, MARYLAND
SCALE: 1"=100'
FEBRUARY, 1977



I HEREBY CERTIFY THAT THESE DOCUMENTS ARE MY OWN WORK OR UNDER MY RESPONSIBLE CHARGE, AND THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE STATE OF MARYLAND, LICENSE NO. 81000, EXPIRING 12/31/2024, AND THAT THIS BOUNDARY SURVEY WAS PREPARED WITH THE MODERN STANDARDS OF PRACTICE FOR LAND SURVEYING IN MARYLAND PER COMAR 09.07.01.

DONALD A. MARSH
REGISTERED PROFESSIONAL LAND SURVEYOR MARY
NO. 81000 FOR BENCHMARK ENGINEERING, INC.
MARYLAND NO. 351

BENCHMARK
ENGINEERING, INC.
3400 BALTIMORE NATIONAL HWY. • SUITE 315 • ELICOTT CITY, MARYLAND 21117
(P) 410-452-9100 (F) 410-452-9644
WWW.BE-ENGINEERING.COM

PLOT PLAN
2525 Sandhill Road
Appler Property, Lot
Plat No. 3700

1" = 100'

3rd ELECTION DISTRICT OF HOWARD COUNTY
TAX MAP: 0016
GRID: 0007
PARCEL: 0385
ZONED: 35-610