

FILE INQUIRY NOTES

#5815 Hunt Club Rd.

DATE	RESULTS OF REVIEW FOR FILE
5/13/13	<p>Field Investigation continues: A nuisance condition exists in the backyard at #5815 Hunt Club Rd. I find a septic Tank access made of brick near the property line with #5811. The access has been covered by a slab of molded concrete and a thin sheet of metal. This septic tank and the dry well that is leaking appear to serve #5811 Hunt Club Rd. When interviewing Betty Laster, she stated that Jeff Harmon (owner of #5811) claimed once to have a "private sewer." The structure at #5811 has two apartments. R. Bueker</p>
5/13/13	<p>I obtained permission from an occupant of #5811 Hunt Club Rd. to walk over the property. I found another septic tank cleanout ^{north of structure} and I found that the other cleanout near the property line is not capped and the solution level is 1 foot below soil surface. IT is in a clump of brambles and shrubs. R. Bueker</p>
5/14/13	<p>Confirmed with yellow-green dye that East apartment flows to septic tank across driveway on North side of structure.</p>

FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
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5/13/13	Betty Laster, 5815 Hunt Club Rd, Elkridge Complaint of sewer overflow 21075
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410-796-7733

Wastewater (5811 Hunt Club Rd) from neighbor, Jeff Harman

running onto Mrs. Laster's Property. Area at back of 5815 Hunt Club Rd.

(area is adjacent to Old Hunt Club Rd.)

Area affected on Mrs. Laster's property is soggy. Has noticed 'sewer' odors over past two years. Soggy area has had lush, green growth.

Mrs Laster claims

5811 Hunt Club Road has two apartments and is on private ✓ OK reb

The affected area is just off of Mrs. Laster's deck. RBuckner

End phone Interview.

5/13/13

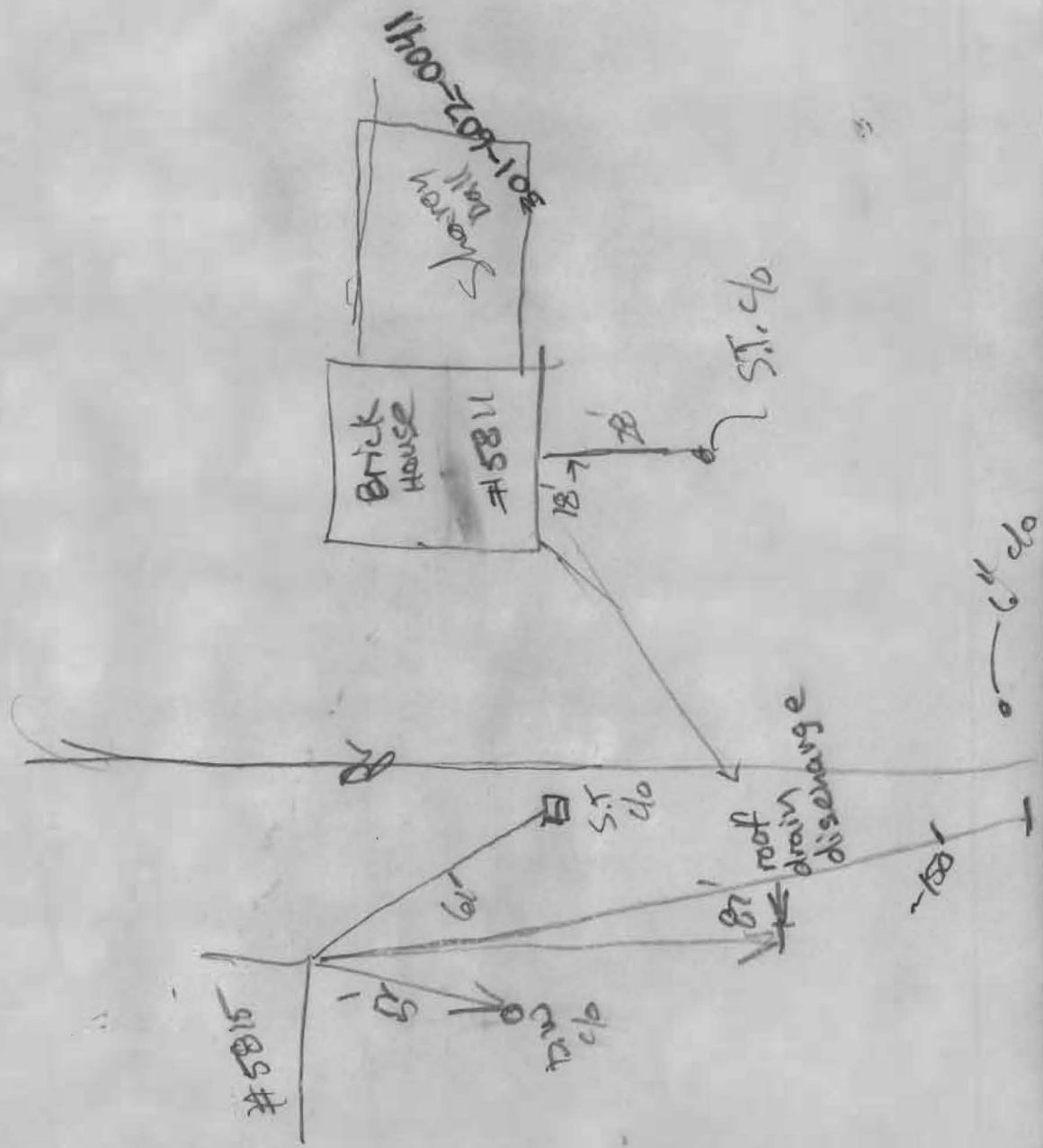
Field Investigation

Site Investigation: A landscaping slab is found in backyard

A thin sheet of metal underneath covers what appears to be a ^{dry well} ~~septic tank~~ solution appears black and it is bubbling. There is black solution ponding on soil surface immediately down slope of this ^{dry} ~~septic~~

^{reb well} ~~septic tank~~ cleanout. Another cleanout, approx 6" diameter is observed further back on property in vicinity of a platted sewer easement, intended as access for lot 3 to public sewer. Bath tub at #5815 is half filled,

then emptied while toilets flushed. No change in solution status at 'Septic Tank cleanout'. Sewer at #5815 exits beneath basement slab, at least 4' below ^{solution} level in ^{dry well}



Jeff & Janet Harmon
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 410 707 0133
 13319 Elliott Drive
 21029

FILE INQUIRY NOTES

Conversation with Jeff Harman, owner 5811 Hunt Club
 RESULTS OF REVIEW FOR FILE Elkwood Developer Club

DATE	
5/14/13	Paid fees to connect to public sewer.
	He states that greywater discharges from (#5811) Apartment sinks. He says the brick structure is a grease trap where the sinks' discharges empty. (This brick structure I described as a Septic Tank access East of #5811 Hunt Club Rd. This brick "grease trap" is on lot 4 and discharges to a dry well on lot 4.)
	I inform Mr. Harman that the discharge from the "grease trap" is causing a nuisance condition on lot 4 (Mrs. Laster's Property) and that is a condition he must address immediately. The "grease trap" must be pumped, and at least some water needs to be removed from the dry well. Mr. Harman acknowledges my instructions then states that the lot 4 owner forbids him to be on property.
	The conversation continues, and I re-iterate the order to pump the grease trap at least once more.
	Mr. Harman describes that there is great difficulty and expense to join all wastewater discharges from the two apartments. I give him Jeff Williams' name & # and instruct him to inquire about BRF grant on Friday morning. I also inform him that I will call Mrs. Laster and inform her of his

interest in correcting the matter.
 During conversation I informed Mr. Harman that the septic systems have been illegal since 1995 when the subdivision was recorded.

FILE INQUIRY NOTES

DATE	RESULTS OF REVIEW FOR FILE
5/14/13	5811 Hunt Club Rd. (East Apt.) Katherine Grastorf 443-413-4487
	allow permission to dye test toilet.
	Green solution was observed at S.T. inlet on North side of house, not at East side.
	(Not enough light for photograph.) No color indication yet at dry well ^{is} at utility easement; more dye added at S.T. for observation of dry well at later time
5/14/13	Gained access to 5815 Hunt Club Rd. ^{West} Apt. by
	Ricky Grey (son of Sharon Dull, who gave permission). 301-602-0044
	Put 'Red' dye in 1 st Floor & 2 nd Floor Toilets
	and flushed. Septic Tank cleanout at North
	side of structure is too dark for positive confirmation,
	but the water at Inlet appears to be red. Connection
	of toilets in West Apartment to septic tank North
	of structure is the ^{reb} confirmed later the ^{reb} by bubbling
	and rise of water when both toilets are flushed.
	R. Bucken Difficult to see any color in solution in dry well at utility easement.
5/14/13	Neither green nor red colors are observed at
	the ^{"grease trap"} (septic tank) East of structure at #5811 Hunt Club Rd (Lot 3)
	This ^{"grease trap"} (septic tank) is on lot 4 as identified on Plat # 1175.
	Water injected into ^{this "grease trap"} (septic tank) causes rise of solution
	level at failing dry well in center of back yard at #5811 Hunt Club Rd.
	This shows that water coming into this ^{"grease trap"} septic tank is causing the nuisance condition at the failed dry well. There is no standing water on soil surface at the dry well location today. R. Bucken

Dyeing East Apt. toilet, 5/14/13



Septic Tank % open dry well %



Google earth



#5815
Sewer Out
is beneath
Basement Slab.



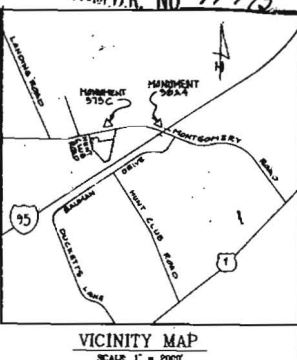
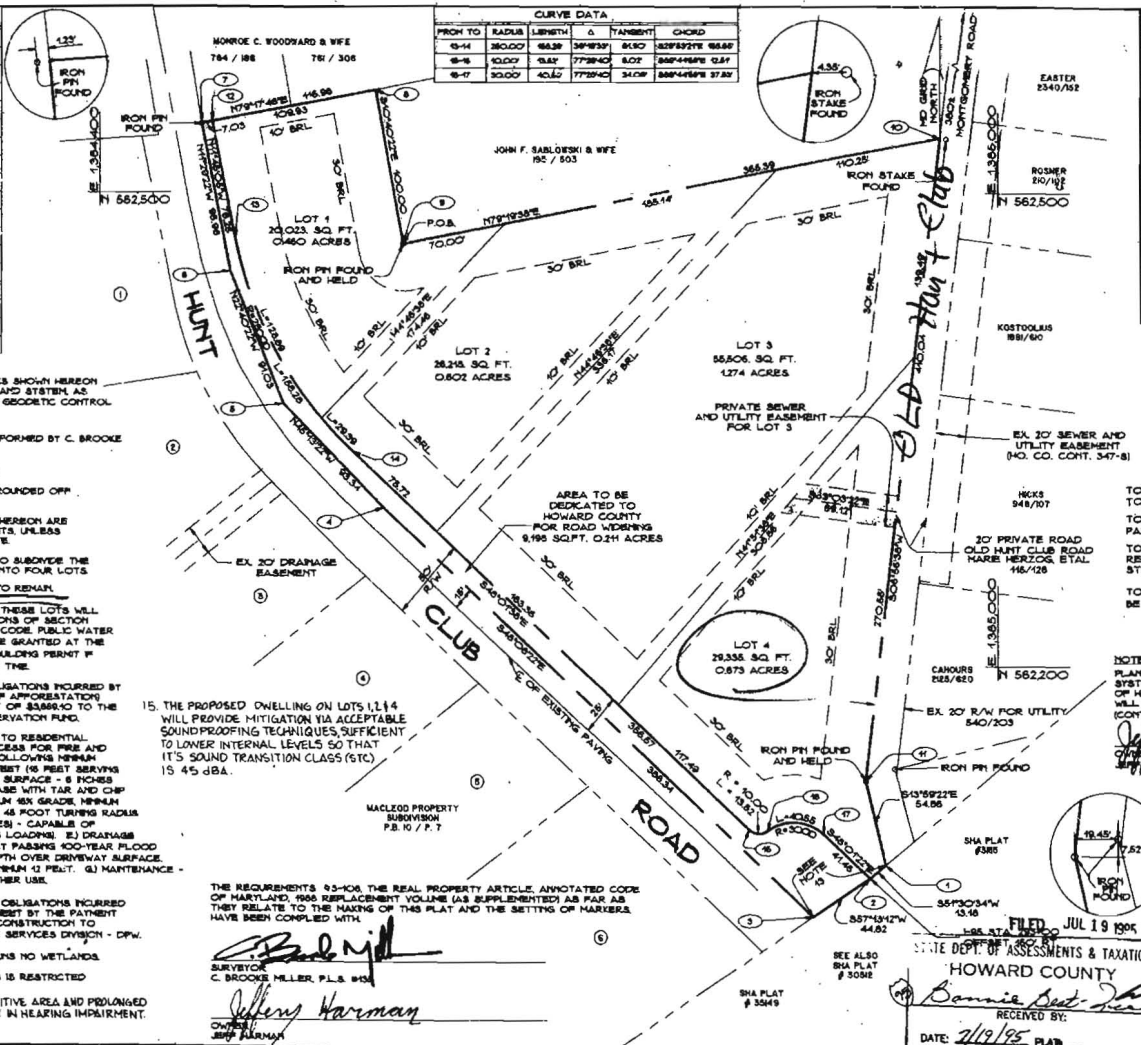






COORDINATE TABLE

NO.	NORTH	EAST
1	562,074.4437	1,364,924.8047
2	562,046.2368	1,364,914.4859
3	562,041.9727	1,364,878.6037
4	562,198.7879	1,364,659.0649
5	562,366.5320	1,364,422.8073
6	562,449.8273	1,364,487.7491
7	562,543.5659	1,364,466.9999
8	562,585.3072	1,364,483.8258
9	562,487.0371	1,364,602.0490
10	562,534.7078	1,364,861.1149
11	562,127.8784	1,364,911.6425
12	562,544.8866	1,364,473.8034
13	562,486.1702	1,364,492.0870
14	562,348.0608	1,364,467.7291
15	562,096.8033	1,364,633.8993
16	562,096.0939	1,364,646.1901
17	562,083.9857	1,364,683.9825



MONUMENT LEGEND
O RCH PH FOUND

AREA TABULATION

TOTAL NO. OF LOTS AND/OR PARCELS TO BE RECORDED	4
TOTAL AREA OF LOTS AND/OR PARCELS	3.063 AC.
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS	0.211 AC.
TOTAL AREA OF SUBDIVISION TO BE RECORDED	3.220 AC.

NOTES FOR PUBLIC WATER AND PUBLIC BEVERAGE SYSTEMS
PLANS HAVE BEEN APPROVED BY THE DEPARTMENT OF HEALTH AND MENTAL HYGIENE, AND THESE FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE. (CONTRACT NUMBERS 24804/3478)

Jeffery Harman 1-7-95
DATE

SITE INFORMATION
1/4 AC. HUNT CLUB ROAD
PROPOSED MINOR SUBDIVISION
ZONING: R-20 TAX MAP: 36 PAR: 478
CREED REF.: 428/100
DEED AC. 3.204 AC.

OWNER:
JEFF HARMAN BUILDERS, INC.
C/O JEFF HARMAN
1399 BELLIOTT DRIVE
CLARKSVILLE, MARYLAND 21046

PHOENIX ENGINEERING, INC.
CONSULTING ENGINEERS
677 MAIDEN CHOICE LANE, SUITE 300
BALTIMORE, MARYLAND 21228
(410) 247-8533 FAX 247-8597

- NOTES:**
- THIS PLAT AND THE COORDINATES SHOWN HEREON ARE BASED UPON THE 83 MARYLAND SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATIONS 37C3 & 36A4.
 - THE BOUNDARY SURVEY WAS PERFORMED BY C. BROOKE MILLER IN JULY, 1994.
 - SUBJECT PROPERTY ZONED R-20
 - ALL AREAS SHOWN HAVE BEEN ROUNDED OFF AND ARE MORE OR LESS.
 - ALL UTILITY EASEMENTS SHOWN HEREON ARE DESIGNATED AS PUBLIC EASEMENTS UNLESS OTHERWISE IDENTIFIED AS PRIVATE.
 - THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PROPERTY SHOWN HEREON INTO FOUR LOTS.
 - EXISTING STRUCTURE ON LOT 3 TO REMAIN.
 - WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 6622 OF THE HOWARD COUNTY CODE. PUBLIC WATER AND SEWER ALLOCATION WILL BE GRANTED AT THE TIME OF THE ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
 - THE FOREST CONSERVATION OBLIGATIONS INCURRED BY THIS SUBDIVISION (247,500 SQ. FT. OF APPROPRIATION) HAVE BEEN MET BY THE PAYMENT OF \$18,800 TO THE HOWARD COUNTY FOREST CONSERVATION FUND.
 - DRIVEWAYS SHALL BE PROVIDED TO RESIDENTIAL OCCUPANCY TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS: A) WIDTH - 6 FEET (6 FEET MINIMUM); B) SURFACE - 8 INCHES OF COMPACTED CRUSHER RUN BASE WITH TAR AND CHIP COATING; C) GEOMETRY - MAXIMUM 4% GRADE MINIMUM 50% GRADE CHANGE AND MINIMUM 48 FOOT TURNING RADIUS; D) STRUCTURES (IDA-VERT BRIDGES) - CAPABLE OF SUPPORTING 25,000 LBS. (25 TON) LOADS; E) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 4 FOOT DEPTH OVER DRIVEWAY SURFACE; F) STRUCTURE CLEARANCES - MINIMUM 12 FEET; G) MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
 - THE STORMWATER MANAGEMENT OBLIGATIONS INCURRED BY THIS SUBDIVISION HAVE BEEN MET BY THE PAYMENT OF \$18,200 AS A FEE IN LIEU OF CONSTRUCTION TO HOWARD COUNTY ADMINISTRATIVE SERVICES DIVISION - DPW.
 - THE SITE SHOWN HEREON CONTAINS NO WETLANDS.
 - VEHICULAR INGRESS AND EGRESS IS RESTRICTED ALONG THE R/W.
 - THESE LOTS ARE IN A NOISE SENSITIVE AREA AND PROLONGED OUTDOOR EXPOSURE MAY RESULT IN HEARING IMPAIRMENT.

15. THE PROPOSED DWELLING ON LOTS 1, 2 & 4 WILL PROVIDE MITIGATION VIA ACCEPTABLE SOUNDPROOFING TECHNIQUES SUFFICIENT TO LOWER INTERNAL LEVELS SO THAT IT'S SOUND TRANSITION CLASS (STC) IS 45 dBA.

THE REQUIREMENTS 83-106 OF THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS, HAVE BEEN COMPLIED WITH.

Barry Miller
SURVEYOR
C. BROOKE MILLER, P.L.S. #15

Jeffery Harman
OWNER
JEFF HARMAN

STATE DEPT. OF ASSESSMENTS & TAXATION
HOWARD COUNTY
Bonnie Best
RECEIVED BY
DATE: 7/19/95 PLAT

FILED JUL 19 1995
STATE DEPT. OF ASSESSMENTS & TAXATION

APPROVED FOR PUBLIC WATER AND PUBLIC BEVERAGE SYSTEMS IN CONFORMANCE WITH MASTER PLAN OF WATER AND SEWAGE FOR HOWARD COUNTY.

David D. Smith 7/19/95
COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING.

David R. Smith 7/19/95
DIRECTOR OF THE DEPARTMENT OF PLANNING AND ZONING DATE

APPROVED FOR PUBLIC WATER, SEWERAGE, STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS: HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS.

David R. Smith 7/19/95
DIRECTOR DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS COVERED BY ALICE B. BETHUNIAN TO JEFF HARMAN BUILDERS, INC. BY DEED DATED JULY 12, 1994 RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN BOOK 478, PAGE 10; AND THAT ALL REQUIREMENTS ARE IN PLACE OR WILL BE IN PLACE AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS AMENDED.

Barry Miller
C. BROOKE MILLER PROPERTY LVE SURVEYOR #48

DATE: 7/19/95

OWNER'S CERTIFICATE

JEFF HARMAN BUILDERS, INC. A MARYLAND CORPORATION BY JEFF HARMAN AUTHORIZED AGENT AND SECRETARY, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAT OF SUBDIVISION AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE DEPARTMENT OF PLANNING AND ZONING, ESTABLISHES THE NEIGHBORLY RESTRICTION LINES AND GRANT INTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS:

- THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWER, DRAINAGE, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHTS OF WAY AND SPECIFIC EASEMENTS SHOWN HEREON.
- 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 SOOD AND OTHER VALUABLE CONSIDERATION HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE PRELIMINARY TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE AND
- THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSES OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, AND
- THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE SITUATED ON OR OVER THE SAID EASEMENTS, RIGHTS OF WAY.

WITNESS MY/OUR HANDS THIS 19TH DAY OF JANUARY 1995.

Jeffery Harman

RECORDED AS PLAT NUMBER _____ ON _____, 1995, AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND

ELKWOOD
LOTS 1 THRU 4.

SHEET 1 OF 1
TAX MAP 36 PARCEL 478 ZONED R-20
17th ELECTION DISTRICT OF HOWARD COUNTY, MARYLAND
SCALE: 1" = 80' DATE: JANUARY, 1995