

C: 410-961-2978
5285 Westview Drive / Suite 100
Frederick MD 21703

Message classified as *NVR - Business Use Only* on Monday, July 12, 2021 12:03:02 PM

From: Oswald, Hank <hoswald@howardcountymd.gov>
Sent: Monday, July 12, 2021 8:32 AM
To: Chandler, Drew <jachandl@nvrinc.com>
Subject: [Ext] B21002249_6388 Guilford Road_Floor Plan Questions

Hello Mr. Chandler:

Good morning. I am currently reviewing building permit # B21002249 (6388 Guilford Road), and I have a few of questions. Does existing "bedroom #2" and the "Study" in the basement have any kind of window? Also, how much living space is being added to the residence?

Once I have these answers, I will be able to provide you with Health Department requirements for building permit approval. In the meantime, I've attached some information regarding our building permit review process along with information about perc testing & plan requirements for existing lots.

Should you have any questions, please don't hesitate to ask.

Thanks,

Hank

Hank Oswald, L.E.H.S.
Howard County Health Department
Bureau of Environmental Health
Well & Septic Program
8930 Stanford Boulevard
Columbia, MD 21045
(410) 313 - 1786
hoswald@howardcountymd.gov

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, July 13, 2021 9:16 AM
To: Chandler, Drew
Subject: RE: B21002249_6388 Guilford Road_Floor Plan Questions
Attachments: Section 3.801 Bedroom Definition.pdf; Percolation Test Application.pdf; ENGINEERS_2.4.2020.pdf

Hi Mr. Chandler:

Hopefully you had a chance to read over the handout attached in my initial email. It discusses our building permit review process. It also provides common reason why a perc cert plan/perc testing would be required. For living space additions including converting unfinished living space into living space or converting a non- bedroom into a bedroom by adding a window (see attached definition) would trigger the requirement to evaluate the existing system (size and condition etc.) and require perc testing in order to formally establish a sewage disposal area (for future septic system repairs) on a percolation certification plan. A bedroom addition will also likely lead to septic system upgrades. For instance, the existing septic system was designed for a 3 bedroom residence. The new floor plan shows 4 bedrooms including the master bedroom, "study", BR1 (radio room), and BR2.

With that said, to avoid these requirements, you could revise the floor plan to eliminate the window installation from the "radio" room or you may propose to convert one of the existing bedrooms into a non-bedroom by adding permanent bookcase units around perimeter of the "study" room. The easiest way to convert an existing bedroom into a non-bedroom would be to show a cased 4 ft. wide opening without doors into the room

If you wish to keep the proposed floor plan, then the process would start with a perc test application, test plan from an engineer and fee for review. I've attached a list of engineers with experience with perc test/cert plans. It will also require a septic plan by an engineer along with any septic system upgrades prior to BP approval.

Please let me know if you have any questions or comments.

Thanks,

Hank

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[Note: This email originated from outside of the organization. Please only click on links or attachments if you know the sender.]

Good Morning Mr. Oswald,

Thank you for your email.

- Yes, both the Bedroom #2 and the Study in the basement have existing windows in the rooms.
- I wouldn't say that we are adding any living space to the residence, we are altering a couple of rooms of the floor plan—but we are not expanding the footprint of the residence in any way (no extensions, bumpouts, etc.)

Thank you for sharing the additional information, I am curious why we might have any requirements for Perc Testing or Health Department Requirements. The Well and Septic on the property are established, operational, and I assume were inspected when the house was first built in 1978. I'm just asking for clarification purposes, this is not urgent.

Thanks again.

Best,

Drew Chandler

NVR | Procurement Field Coordinator

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9/20/77
12/02/77

PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

ELLICOTT CITY

DISTRICT 5th

DATE 9/8/77

P 26856

A 20791

INDEXED

Elizabeth Clark IS PERMITTED TO INSTALL ALTER
ADDRESS 13107 Claxton Drive Laurel, Md. PHONE 776-4004

A SEWAGE DISPOSAL SYSTEM LOCATED AT _____

SUBDIVISION (Spring Valley Farms) ROAD Rt. 32 LOT 15

PROPERTY OWNER Elizabeth Clark

ADDRESS 13107 Claxton Drive *South of East of Clarksville*

SPECIFICATIONS 3 bedrooms

DRAIN FIELD _____ DEPTH _____ FEET, BOTTOM AREA _____ SQ. FT.

SEEPAGE PITS _____ ABSORBENT SIDE-WALL AREA _____ SQ. FT.

SEPTIC TANK CAPACITY 1000 GALLONS

FOR GARBAGE GRINDER, INCREASE DISPOSAL AREA 22% & TANK CAPACITY 50%.

OTHER TRENCH - 370 sq. ft. ^{side wall} bottom area installed at a depth of 9 ft. below original grade with 5 feet of gravel under pipe. Invert to trench must be 4 ft. below original grade. Place trenches in area between 45 and 60 ft. from left side line. Begin trenches 114 ft. from rear lot line & trenches to follow contour of ground. CALL FOR INSPECTION OF TRENCHES BEFORE GRAVEL IS INSTALLED.

NOTE: ALL PIPE FROM HOUSE TO DISPOSAL AREA MUST BE CAST IRON. PERMIT VOID AFTER THREE YEARS.

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERPA COTTA ACCEPTED.

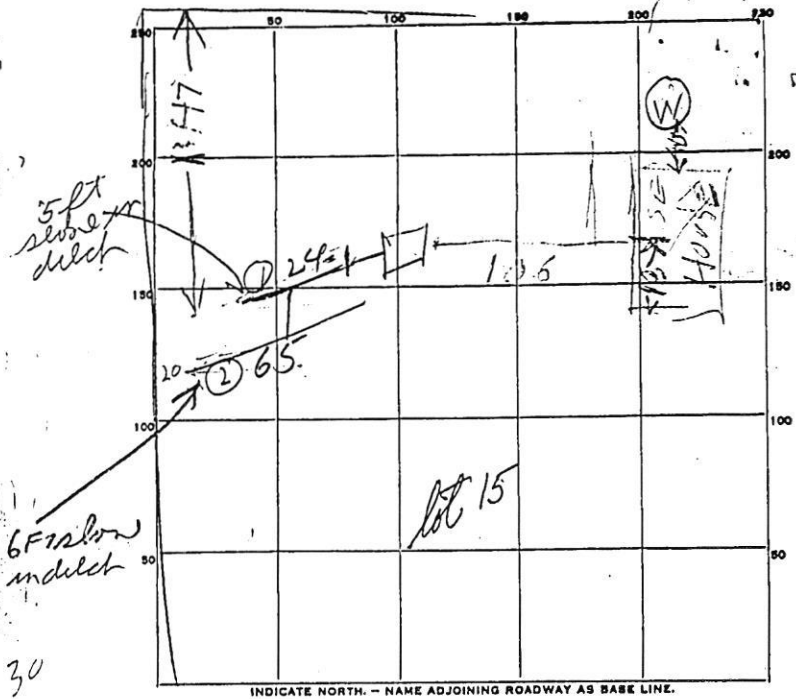
PLANS APPROVED BY D. W. Monaghan DATE 10-28-74

FILL SEPTIC TANK AND DISTRIBUTION BOX WITH WATER BEFORE CALLING FOR AN INSPECTION. COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COMMISSIONERS NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

A 20791

20791



PERMIT CARD

SEPTIC TANK, LEVEL OK 1200 CLEANOUTS OK Top of 1st below grade

DISTRIBUTION BOX, LEVEL 7

2 DITCHES 2 to 10 FT. TRENCH WIDTH 2 FT.

GRAVEL DEPTH 5-6 FT. TOTAL LENGTH 89 FT.

NUMBER OF TRENCHES 2 TOTAL BOTTOM AREA 486 ONE SIDE

SEEPAGE PITS, INSIDE DIAMETER _____ FT. DEPTH BELOW INLET _____ FT.

ABSORBENT AREA _____ SQ. FT.

REMARKS 9/30/77 Ditch 1 24 ft long or depth 8 ft Ditch 2
65 ft long or depth 10 ft. Sidewall area should
be OK what stone added. Add stone finish job
& call for inspection. Do not use plastic pipe
plastic pipe OK 9/30/77 Ditch 1 OK 5 ft
stone & 120 sq ft natural area. Finish Ditch 2 & call
10/13/77 Ditch 1 & 2 OK RIT
 DATE SYSTEM APPROVED _____ INSPECTOR Raymond Hodges
HOUSE SEWER 2/27/77

APPLICATION

A 20791

SEWAGE DISPOSAL TESTING

P _____

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

*19/74
30 A:01*

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
P. O. BOX 476, ELLICOTT CITY, MARYLAND 21043
TELEPHONE: 465-5000, EXT. 358

10/24/74

DISTRICT 5th

DATE 10/4/74

Septic Tank - 3 bedroom - 1000 gal. 30"

Trench - 3 bedroom - 36" depth of bottom area installed at a depth of 9' below original grade with 5" gravel under pipe. 480 gal. 30" trench must be 12' below original grade. 110 gal. trench installed between 45 and 60' from left side line of original trench. 60' from rear lot line, 30' from front of lot. Trenches to be installed on right side.

TO: THE COUNTY HEALTH OFFICER * call for inspection of trenches before gravel is installed.
ELLICOTT CITY, MARYLAND

I, HEREBY, APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Claude D. Kruhm property Any questions call William Swann: 286-2608

ADDRESS 13107 Claxton Drive PHONE 776-4004

PROPERTY LOCATION: family incl. 20811

SUBDIVISION (Spring Valley Farms) LOT NO. 15

ROAD AND DESCRIPTION Route 32 - 1 mile east of Route 32/Route 108 intersection on south side of Route 32 - entrance next to Shenk residence

SIZE OF LOT 5.112 acres TYPE BLDG. 3 or 4 bedrooms
NUMBER OF BEDROOMS

IF NOT SINGLE RESIDENCE DESCRIBE _____

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE.

SIGNATURE OF APPLICANT /s/ William Swann BLDG. PERMIT SIGNED AND RETURNED 9/6/74

APPROVED BY [Signature] FOR Trenches DATE 10-28-74

REJECTED BY _____ FOR _____ DATE _____

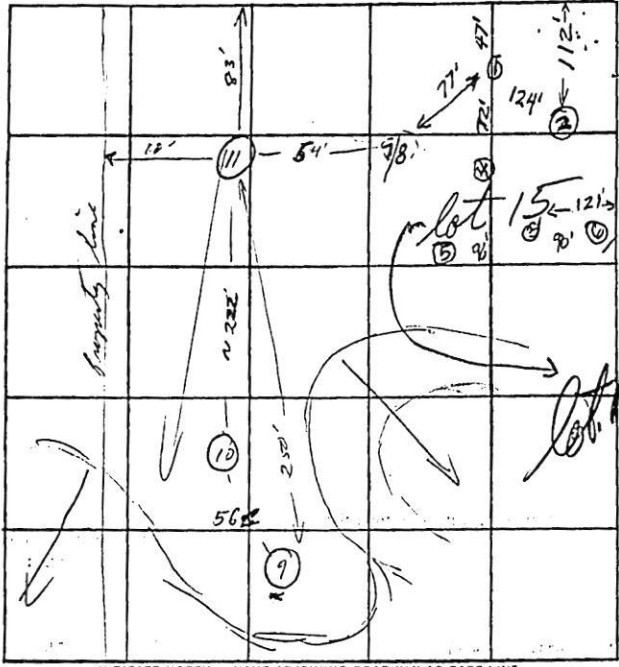
HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING 10/9/74 Hold for Review R/H

10/10/74 - Held for Review with FF Rejected lot. R/H

THIS IS NOT A PERMIT

20791



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

SIGHT LEVEL APPROX RELATIVE ELEVATIONS

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME		
			START	STOP	START	STOP			
10/9/74	1	1 1/2	SANDY BUT WATER 11 FT FROM GRADE						+11
	2	10	ALL SAND & DRY						+6
	3	10 1/2	ALL SAND & DRY						+3
	4	5	SAND & ROCK AT 17 1/2						+2
	5	9	SAND & ROCK WATER AT 9 FT						0
10/9/74	6	8	SAND & ROCK WATER AT 8 FT						0
	7	12	1145	1146	1145	1149	3	+10	
10/9/77	8	4	1147	1148	1149	1149	1	0	
(L)	9	10 1/2	1010	1012	1012	1017	5	sandy lean of rock	
(L)	9A	4 1/2	1012	1016	1016	1030	14		
	10	11	1023	1025	1025	1025	2		
	10A	4	1026	1032	1032	1032	2		
	11	12	Vis - sandy lean						

REMARKS

TYPE OF SOIL

TESTED BY B. HODGES ALSO PRESENT: SWANN SIRIC

DNR 214 9/71

SEQUENCE NO. 8544

WRA USE ONLY

STATE OF MARYLAND WATER RESOURCES ADMINISTRATION TAWES STATE OFFICE BLDG., ANNAPOLIS, MD. 21401 WELL COMPLETION REPORT

THIS REPORT MUST BE SUBMITTED WITHIN 30 DAYS AFTER WELL COMPLETION

FILL IN THIS FORM COMPLETELY

COUNTY NUMBER

DATE RECEIVED (WRA USE ONLY)

DATE WELL COMPLETED

DEPTH OF WELL A20791 30 (TO NEAREST FOOT)

PERMIT NO. FROM "PERMIT TO DRILL WELL" 716-73-2020

OWNER Clark Thomas

DRILLER'S IDENTIFICATION NO. 42

STREET OR RFD

POST OFFICE

WELL LOG

STATE THE KIND OF FORMATIONS PENETRATED, THEIR COLOR, DEPTH, THICKNESS AND IF WATER BEARING

Table with columns: DESCRIPTION, FEET (FROM, TO), CHECK IF WATER BEARING. Includes entries for Top Soil, Shale, MICA, SAND stone, MICA.

2 1/2 casing 19' open 5 logs C SR PM 3 ft 77

GROUTING RECORD

Form for grouting record including fields for well grouted, type of grouting material, cement, bentonite clay, gallons of water, and depth of grout seal.

CASING RECORD

Form for casing record including casing types, main casing type, nominal diameter, and total depth.

OTHER CASING (IF USED)

Form for other casing including diameter and depth.

SCREEN RECORD

Form for screen record including screen type, diameter, depth, and slot size.

PUMPING TEST

Form for pumping test including hours pumped, pumping rate, water level, and type of pump used.

PUMP INSTALLED

Form for pump installed including pump type, capacity, and casing height.

LOCATION OF WELL ON LOT

Form for location of well on lot including a diagram showing the well location relative to a house.

Form for well completion certification, including a declaration of compliance and a signature line.

Oswald, Hank

From: Oswald, Hank
Sent: Monday, July 12, 2021 8:32 AM
To: JACHANDL@NVRINC.COM
Subject: B21002249_6388 Guilford Road_Floor Plan Questions
Attachments: Building Permit Application Process.pdf; Percolation & Plan Requirements For Developed Lots.pdf

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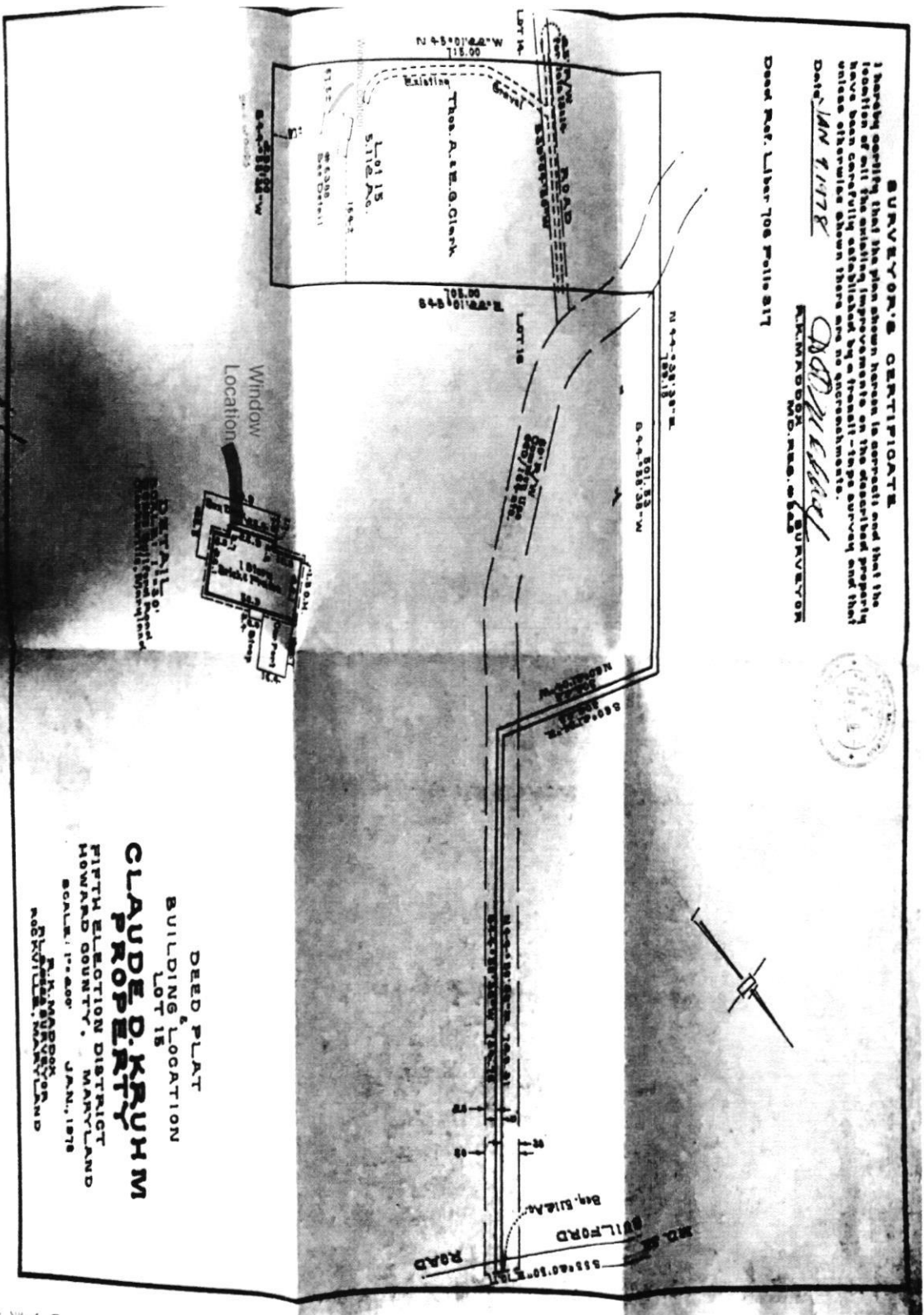
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SURVEYOR'S CERTIFICATE
 I hereby certify that the plan shown herein is correct and that the location of all buildings and improvements on the described property have been carefully established and shown on the plan and that unless otherwise shown there are no encroachments.
 Date JAN 7 1978
ROBERT E. CLARK
 F. KIMMARDEN, M.D., M.S., S.D. SURVEYOR
 Deed Ref. Liber 706 folio 217



DEED PLAT
 BUILDING LOCATION
 LOT 15
CLAUDE D. КРУИМ
 FIFTH ELECTION DISTRICT
 HOWARD COUNTY, MARYLAND
 SCALE: 1"=200'
 JAN. 1978
 F. KIMMARDEN, M.D., M.S., S.D. SURVEYOR
 ROBERT E. CLARK