

Oswald, Hank

From: Oswald, Hank
Sent: Tuesday, August 11, 2015 8:31 AM
To: 'Bert - Roberts Architects'
Cc: alicia beall
Subject: RE: 4855 Manor Lane, Ellicott City MD - SITE VISIT

Hi Bert:

I conducted the inspection yesterday. The well has a 1 piece cap on it. I would like to see a two piece well cap installed. It provides a better fit, offers protection against insects gaining access and it has built in screens for well venting.

I believe I located the correct septic tank cleanout located under a white 5 gallon bucket. It looks like it needs to be pumped again. I would like to see the invoice for the pumping that was done in January 2015.

Thanks

Hank

From: Bert - Roberts Architects [<mailto:bcr@robertsarchitects.com>]
Sent: Monday, August 10, 2015 10:30 AM
To: Oswald, Hank
Cc: alicia beall
Subject: Re: 4855 Manor Lane, Ellicott City MD - SITE VISIT

Mr. Oswald,

Hopefully Alicia has marked it. She said it was well away from the septic. She said it was easy to find and in good shape.

Unfortunately I have not seen it with my own eyes. Hopefully you can find it.

Bert C. Roberts III

ROBERTS ARCHITECTS, LLC
8630M Guilford Road, Suite 143
Columbia, MD 21046
410.971.6809
www.RobertsArchitects.com

On Aug 10, 2015, at 10:11 AM, Oswald, Hank wrote:

Thanks. Is the well in a pit? Where is it? I will go out today to look.

From: alicia beall [<mailto:littlebigred@gmail.com>]
Sent: Friday, August 07, 2015 2:13 PM
To: Bert - Roberts Architects
Cc: Oswald, Hank
Subject: Re: 4855 Manor Lane, Ellicott City MD - SITE VISIT

It turns out I will be away all of next week so there will be no need to try to coordinate your visit. But here are 2 bits of information in case it may be of help to you to know:

- I had the septic pumped this January (2015) and was told it looked good and to call again in 4 years. (receipt available)
- I was told when i purchased the house 2 years ago that a full inspection had been conducted, though i have no documentation. That said, Eric from Homeland Septic came out this week to check the well access for me. He said it looks fine from the surface, and it turns out that he happens to be the one who conducted the full inspection here 2 and a half years ago so they may have that report.

Cheers and happy Friday to you both,
-alicia

On Thu, Jul 30, 2015 at 11:05 AM, Bert - Roberts Architects <bcr@robertsarchitects.com> wrote:
Mr. Oswald,

** I have copied Alicia Beall, the owner, on this message as well. I wanted you to have her information.

Alicia is very pleased that the health department is giving her the approval to move forward with her project (assuming the site visit, well, and septic meet your satisfaction).
Before your site visit we will also get you a scan of the recent inspection that was completed by a licensed septic contractor.

You have said that you will be able to make this site visit the week of August 10th.

Alicia would be available August 10th, and probably the 11th - and hopes that she can meet with you personally. She will probably be away the 12th-14th. Either way, she will have the well and septic clearly marked by Monday, August 10th - and wants you to come regardless to keep the project moving forward.

Please let us know your schedule.

Thank you for all your help with this project.

Bert C. Roberts III

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Oswald, Hank

From: alicia beall <littlebigred@gmail.com>
Sent: Friday, August 28, 2015 12:51 PM
To: Oswald, Hank
Cc: Bert - Roberts Architects
Subject: RE: 4855 Manor Lane, Ellicott City MD - SITE VISIT
Attachments: 0828151143.jpg; 0828150759.jpg

Hank,

The new well cap was done this morning. Before and after photos are attached. Let me know if you need anything else and thanks!

-alicia

Hi Bert:

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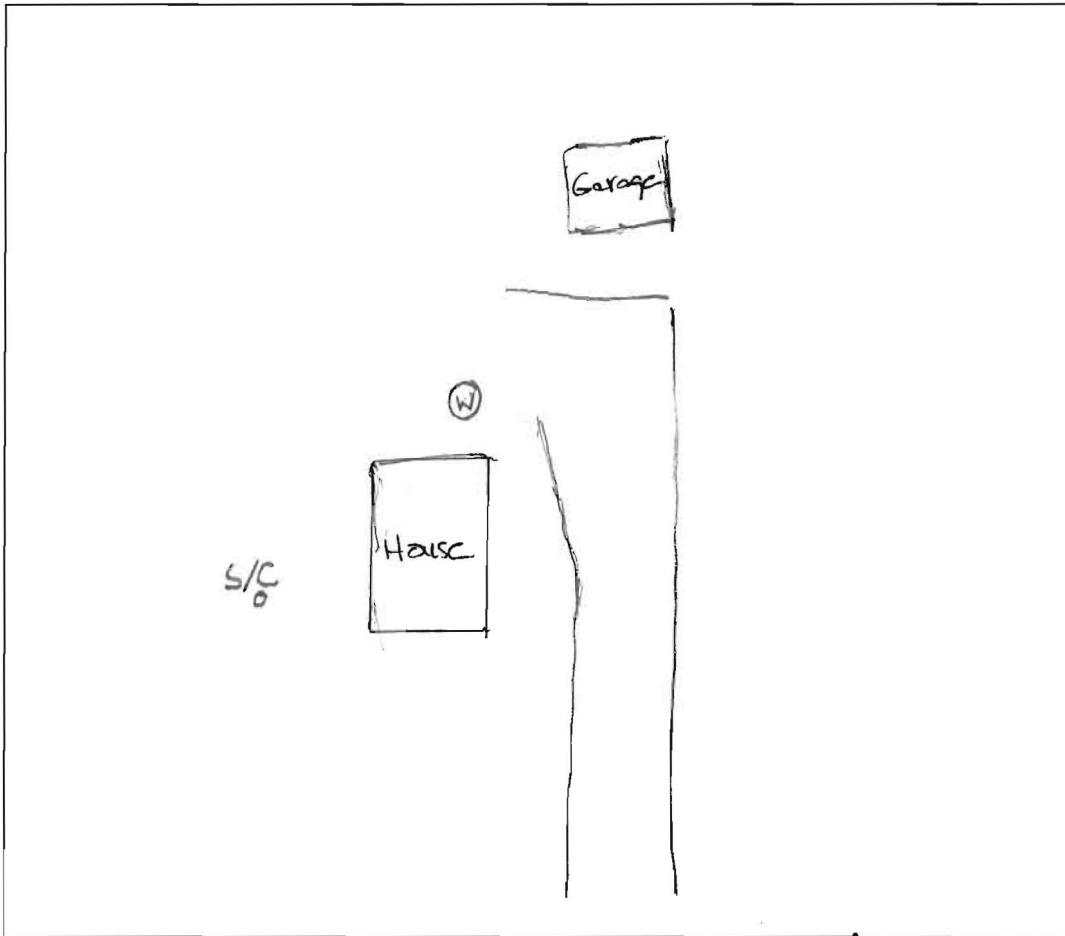




SITE INSPECTION SHEET

OWNER: Alicia Beall PHONE #: _____
ADDRESS: 4855 Manor Lane CONTRACTOR: _____
E.C. MD 21042 WELL TAG #: U
SUBDIVISION: _____ LOT: _____ COUNTY #: _____
PROPOSAL: Field located well & septic cleanout
& inspect for any issues for future BP.

LOCATION DIAGRAM



COMMENTS: Well is located in the rear ^{Manor Lane} adjacent side walk ^{garden}.
The well is constructed of 6" steel casing & its
a least 2.5' above grade. The 1 piece cap
is secure & pvc conduit is flush w/ cap. No
tag was observed.

DATE: 8/10/15 INSPECTOR: Hank Oswald

A cleanout was located on left side of house
underneath a five gallon bucket. No septic
issues were observed.



Interactive Map

Map Layers Map Legend Search

Search By Longitude/Latitude

Search By Address

Number:

Street:

Search By Address

Search By Street Intersection

Search By Owner (Property)

Search By Tax ID

Search By Plat Number

Search By Tax Map/Parcel/Lot

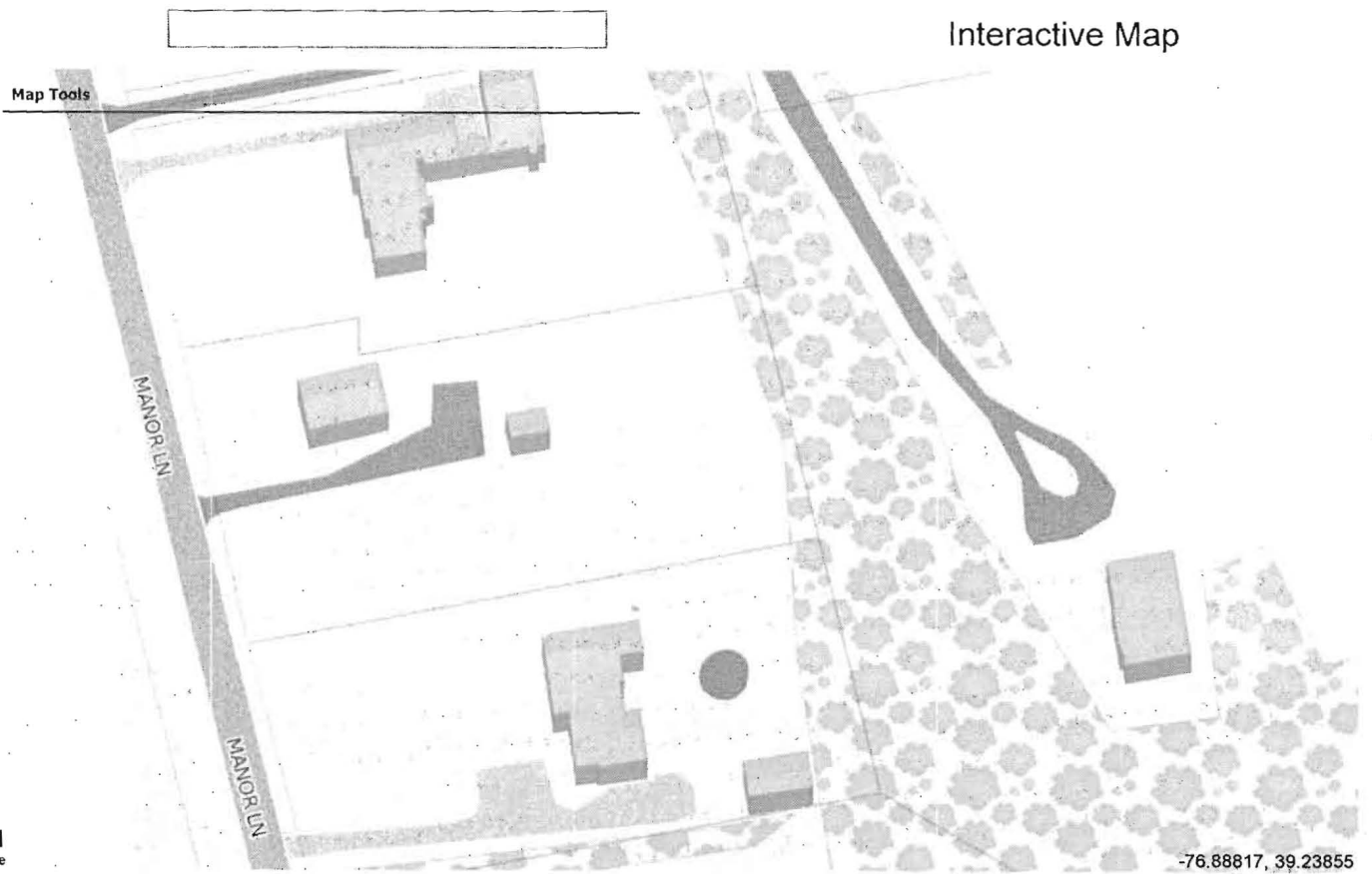
Search Scanned Drawings

Search Scanned Drawings by Name

Search By ADC Location



Map Tools



-76.88817, 39.23855

JOB LOCATION

ELISHA BEALL
 4855 MANOR LANE
 ELLICOTT CITY, MD 21042

Name / Address

ELISHA BEALL
 4855 MANOR LANE
 ELLICOTT CITY, MD 21042

ALICIA

Customer Phone

410-746-0035

A finance charge of 1.5% will be charged monthly on unpaid balances. And any actual and reasonable collection fees may be added if delinquent. There is a \$25 fee for a returned check.

We are not responsible for your cleanout cap if we break it when we remove it. We are not responsible for any damages to your driveway.

Description

Qty

Cost

Total

PUMP SEPTIC - AFTER 9:00 AM - CALL AHEAD PLEASE

240.00

240.00

TANK - LEFT SIDE
 OK TO USE DW
 C.O.D.

Manhole Access

YES NO

Depth of Tank

TO ENSURE PROPER CLEANING,
 FOGLE'S SEPTIC RECOMMENDS
 PUMPING FROM THE MANHOLE AND
 NOT THE 6" CLEANOUT

[Signature]
 1-15-15

Total

\$2

Customer Signature _____

Oswald, Hank

From: Bert - Roberts Architects <bcr@robertsarchitects.com>
Sent: Friday, July 24, 2015 3:31 PM
To: Oswald, Hank
Subject: 4855 Manor Lane, Ellicott City - DRAWINGS
Attachments: BEALL-E1.pdf; BEALL-E2.pdf; BEALL-2ND.pdf; BEALL-SEC.pdf

Mr. Oswald,

Thank you very much for the phone conversation this morning. Interesting that there is nothing much on the computer system regarding the clients existing septic system (other than the repair you noted from 1976). It will be interesting to see if you can find anything else when you look thru the hard documents that you described.

It is also good to know that the site is in the dry season observation zone - if they do need to have their site examined, the clients will not have to wait until the wet season next year.

As discussed, I am sending you the existing condition documents of the house - showing the plans, elevations, and a section. I am also sending you two more pages of just the second floor plan, and section. On these pages I have marked in RED where the clients hope to build a dormer in their current upstairs bedroom. As you can see, they are not really extending the footprint of the upstairs plan, but will be creating more space where they can actually walk. It will be interesting to see how the health department considers this new dormer space.

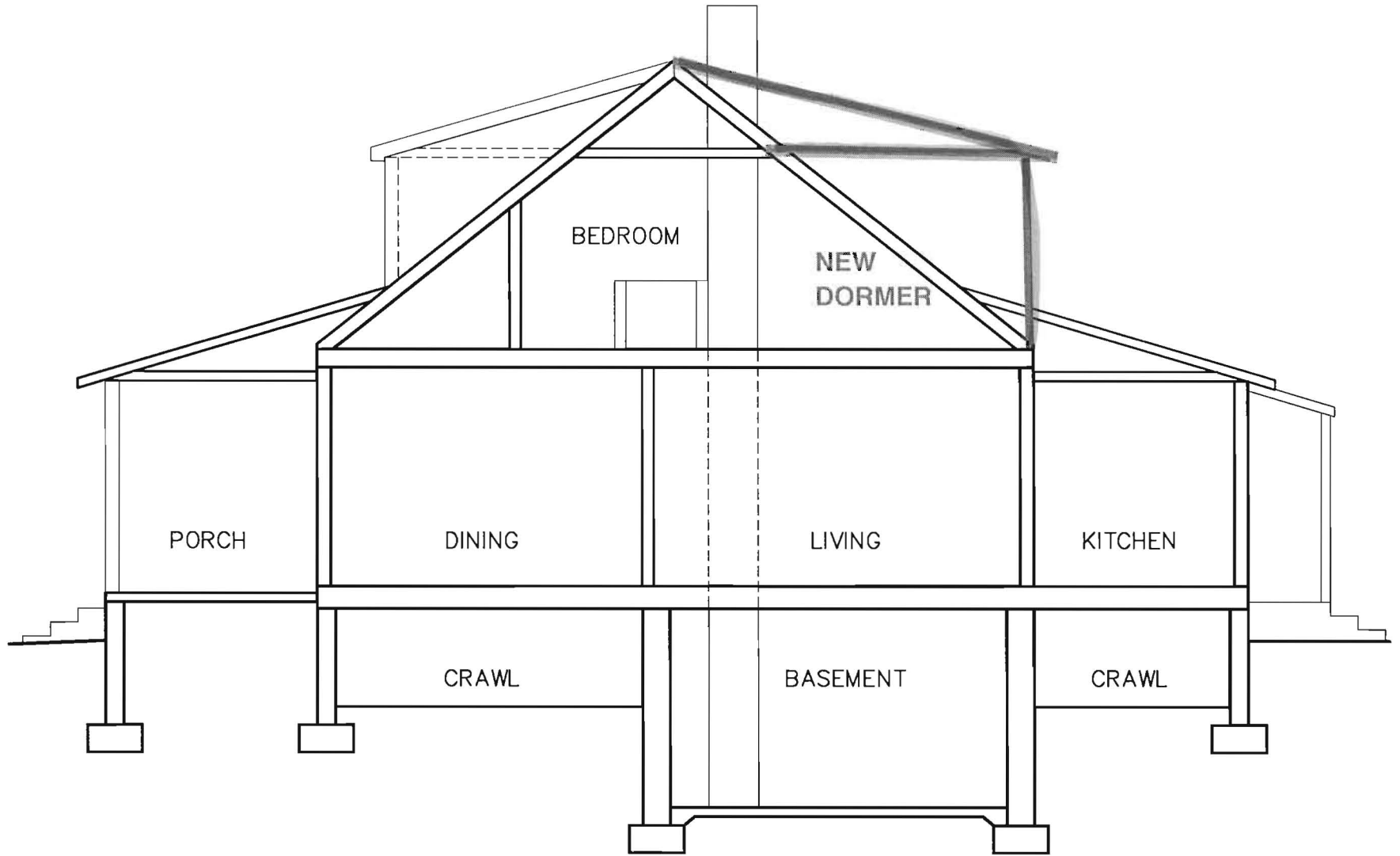
I would like to plan a meeting, or phone call with you next week. If you think the drawings allow us to adequately discuss this over the phone, we can do it that way. Otherwise I am more than happy to come to your office, with full sized drawings.

Please let me know your availability. Have a great weekend.

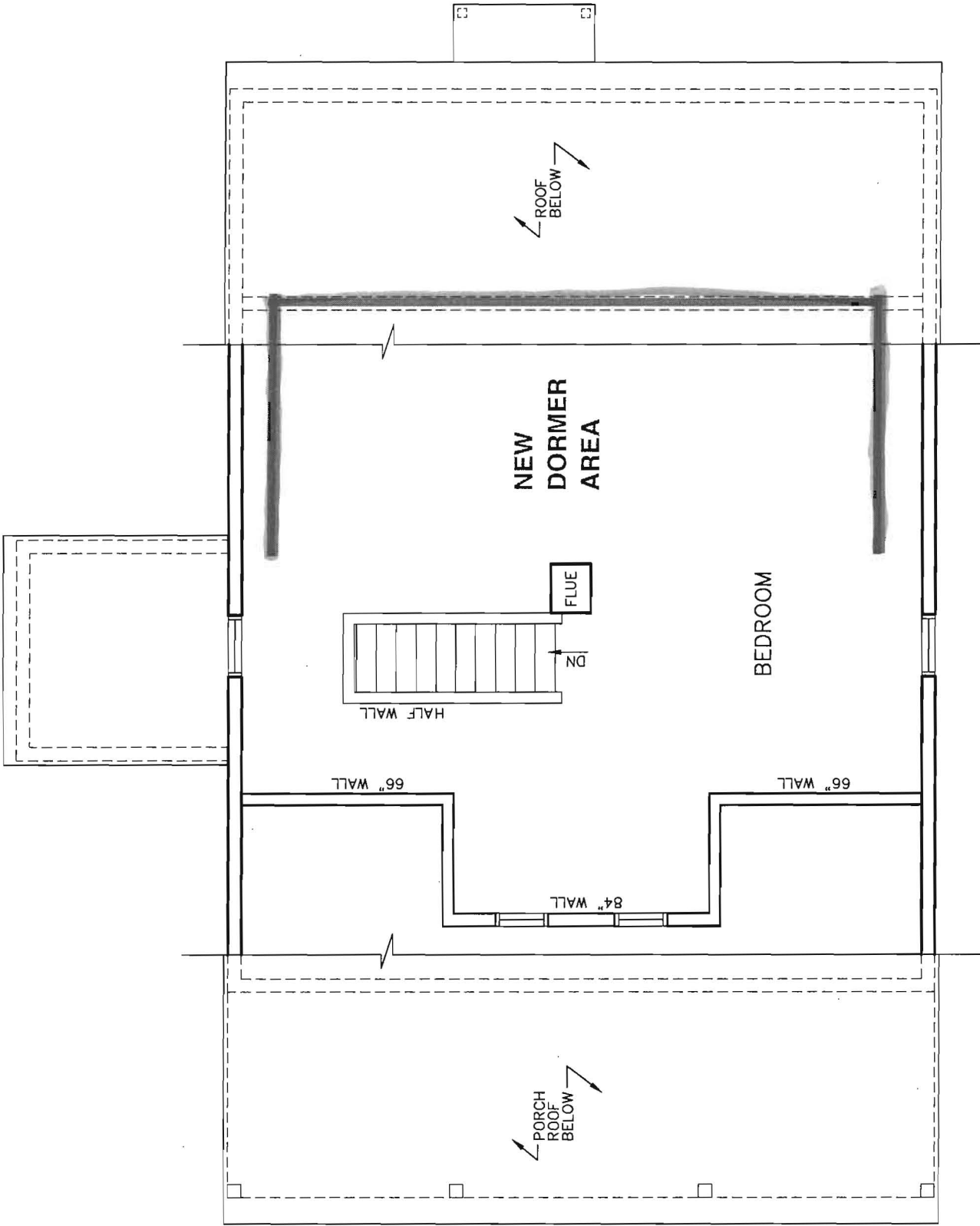
Thank you,

Bert C. Roberts III

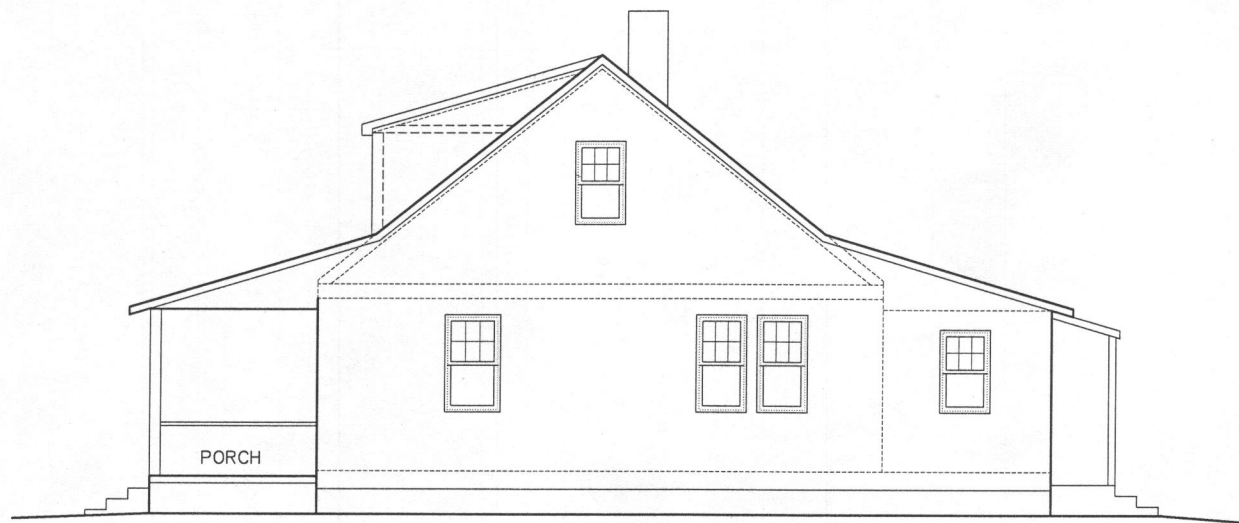
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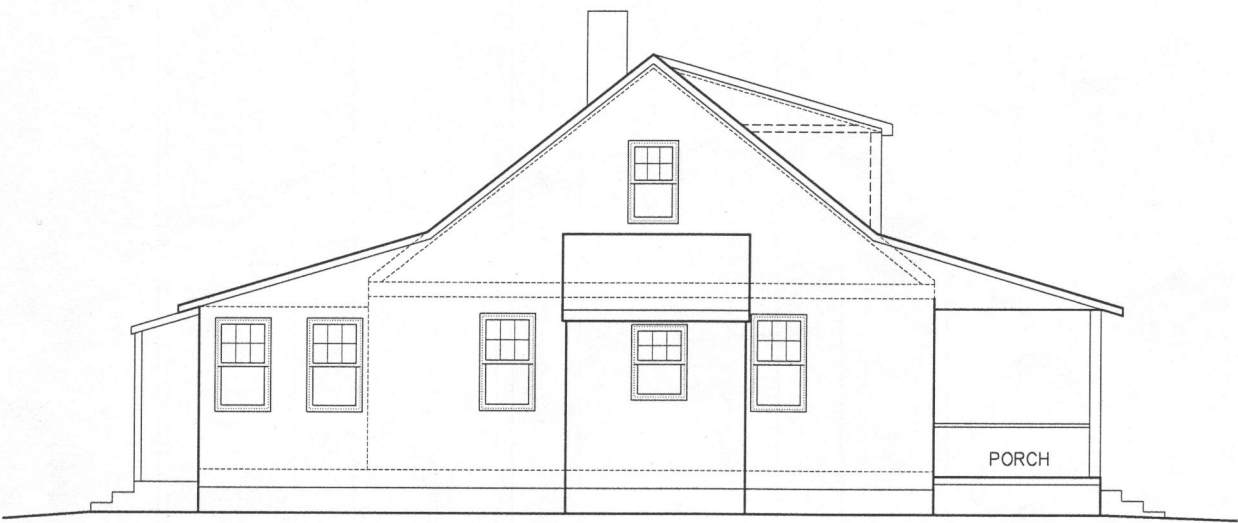
\ CROSS SECTION



SECOND FLOOR PLAN



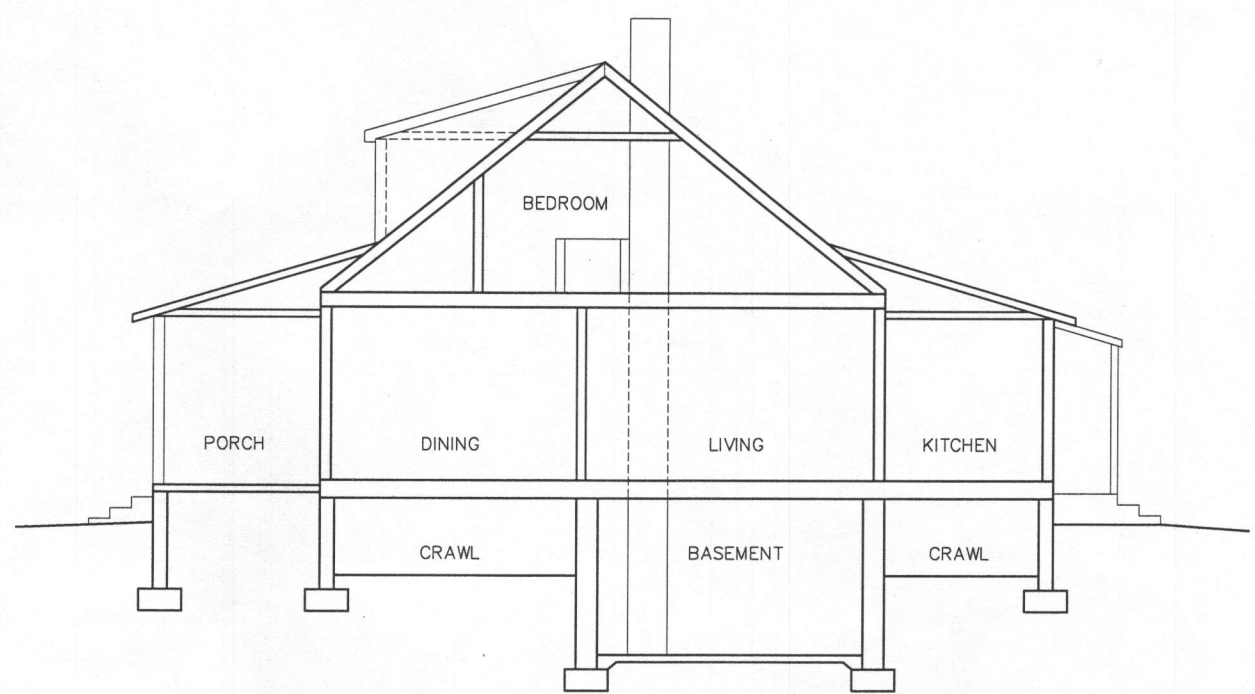
1 SOUTH ELEVATION
1/4"=1'-0"



1 NORTH ELEVATION
1/4"=1'-0"



1 EAST ELEVATION
1/4"=1'-0"



1 CROSS SECTION
1/4"=1'-0"

ALL BUILDING FEATURES SUBJECT TO
FURTHER FIELD INVESTIGATION

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BEALL RESIDENCE
4855 MANOR LANE
ELLCOTT CITY, MD 21042

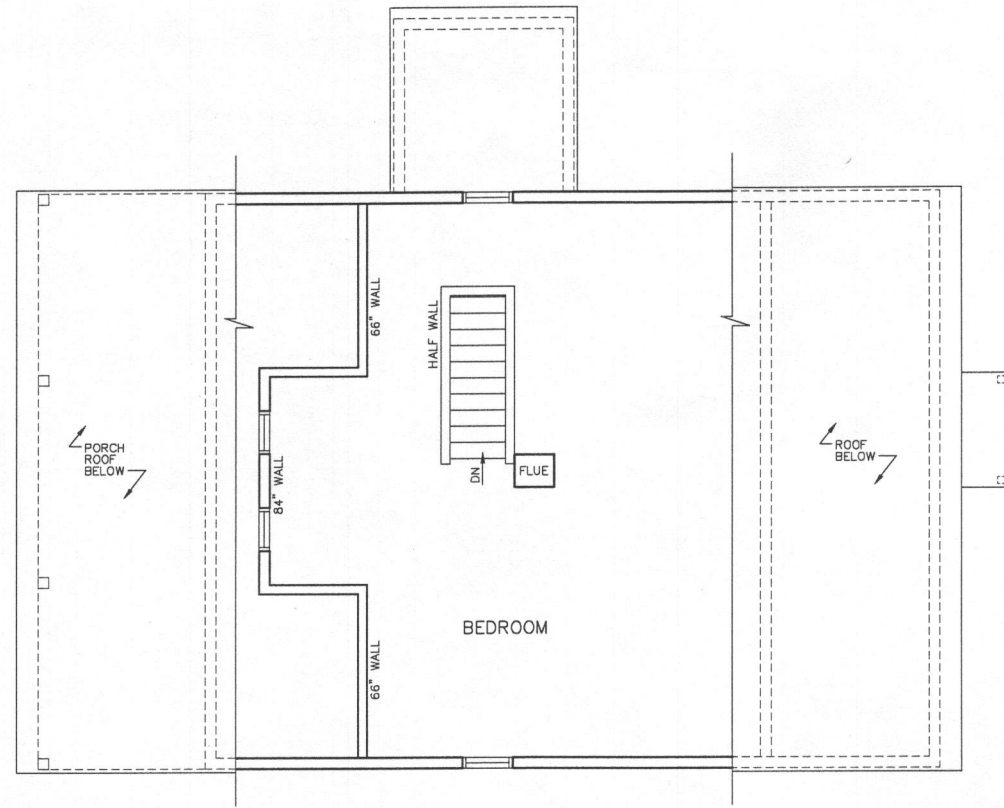
**EXISTING
ELEVATIONS AND SECTION**

PHASE:	DATE:
EXISTING	24 JULY, 2015

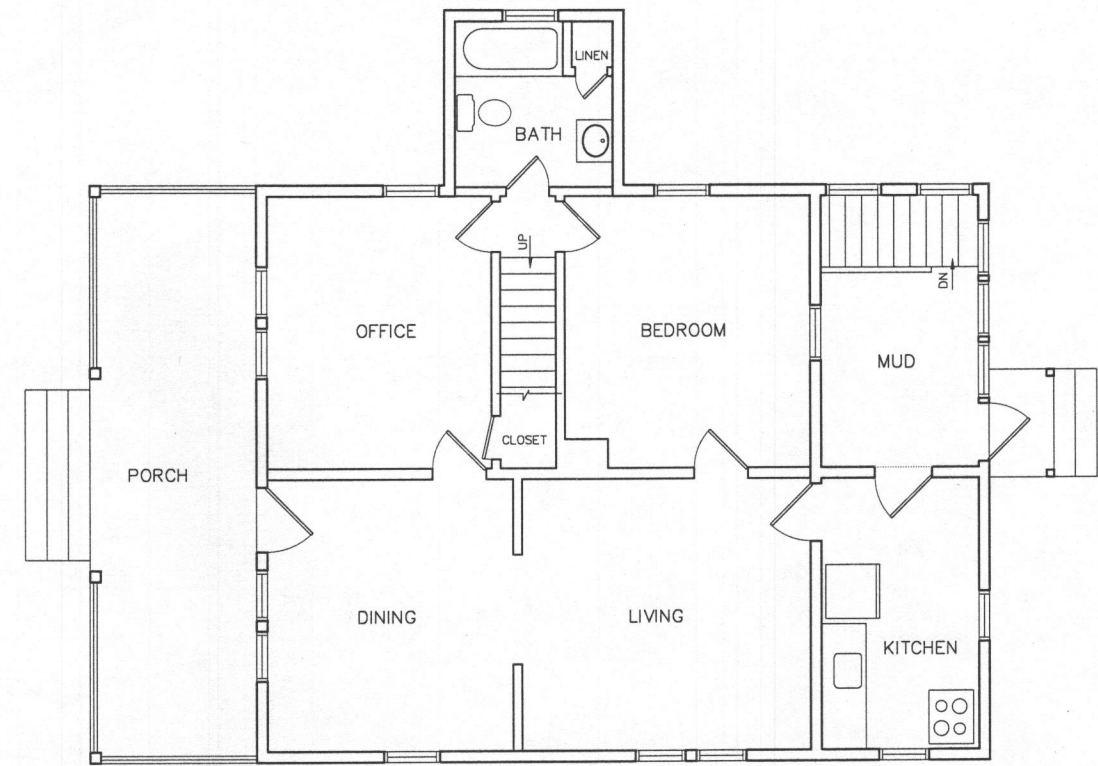
CAUTION - THESE DRAWINGS ARE PRELIMINARY:

CAUTION- This drawing may not be complete and may not accurately describe all work. The information in this drawing may not be fully integrated with other building requirements or Owner requirements. The Contractor shall be responsible for modifying the information in these drawings as necessary to respond to specific site conditions and/or requirements. The Contractor shall be responsible for all dimensions and verifying field measurements before ordering materials and prefabricated items. All work shall be done according to local building codes unless the drawing requirements exceed minimum code requirements.

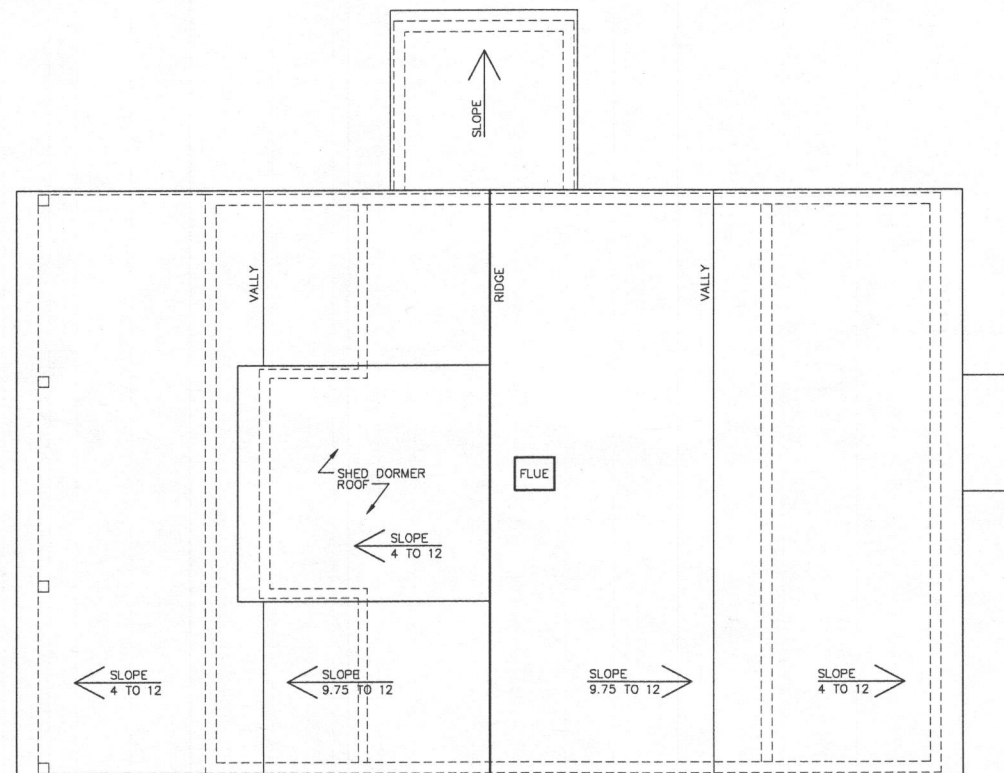
NOTE: The General Contractor shall be responsible for construction to be in full compliance with the current editions of the International Building Code and International Residential Code, and all County requirements. The General Contractor shall be responsible for completing all building inspections required by the County and shall obtain the Certificate of Occupancy. At the conclusion of the project, the General Contractor shall also deliver Release of Liens from each major subcontractor and material supplier prior to final payment. All mechanical, electrical, and plumbing work shall be performed by licensed subcontractors, installed according to County codes, and inspected by building officials with



② SECOND FLOOR PLAN
1/4"=1'-0"



① MAIN FLOOR PLAN
1/4"=1'-0"



③ ROOF PLAN
1/4"=1'-0"

ALL BUILDING FEATURES SUBJECT TO
FURTHER FIELD INVESTIGATION

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BEALL RESIDENCE
4855 MANOR LANE
ELLICOTT CITY, MD 21042

**EXISTING
PLANS**

PHASE:	DATE:
EXISTING	24 JULY, 2015

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