

**Bureau of Environmental Health**  
 8930 Stanford Boulevard, Columbia, MD 21045  
 Main: 410-313-2640 | Fax: 410-313-2648  
 TDD 410-313-2323 | Toll Free 1-866-313-6300  
[www.hchealth.org](http://www.hchealth.org)  
 Facebook: [www.facebook.com/hocohealth](http://www.facebook.com/hocohealth)

Maura J. Rossman, M.D., Health Officer

RECEIPT DATE: 9-8-23 **ONSITE SEWAGE DISPOSAL SYSTEM** P 575016

APPROVAL DATE: 10/13/2023 **PERMIT: NEW CONSTRUCTION** A \_\_\_\_\_

PROPERTY ADDRESS: 7081 Pindell School Road

SUBDIVISION: \_\_\_\_\_ LOT: \_\_\_\_\_ TAX ID: \_\_\_\_\_

CONTRACTOR: Leagee Septic + Excavation EMAIL: \_\_\_\_\_

CONTRACTOR ADDRESS: 1538 Manchester Road, Westminster, MD 21157 PHONE: 301-370-4041

PROPERTY OWNER: Justin Mays EMAIL: \_\_\_\_\_

OWNER ADDRESS: 7081 Pindell School Road, Fulton, MD 20759 PHONE: \_\_\_\_\_

SEPTIC TANK SIZE (GALLONS): 1500 TANK MANUFACTURER: Babylon

PUMP MODEL: EPF 30 PUMP SIZE: 1/3 HP PUMP TANK CAPACITY: 1500

DISTRIBUTION SYSTEM:  GRAVITY  PRESSURE DOSED BEDROOMS: 4 APPLICATION RATE: 0.8

TRENCHES:	LINEAR FEET REQUIRED: <u>138.9</u>	INLET DEPTH: <u>2.5</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>7.5</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>5</u>
LOCATION:	<b>PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION.</b>	
NOTES:	Install 4 trenches at 35'	

ISSUED BY: \_\_\_\_\_ ISSUE DATE: 9-8-23 EXPIRATION DATE: 9-8-24

- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADIENT FROM ANY WATER WELL
- NOTE: MANHOLE RISERS REQUIRED ON ALL SEPTIC TANKS AND PUMP CHAMBERS
- NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM
- ELECTRICAL PERMIT ISSUED E 23005150
- NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

**NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.  
 PERMITTEE RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.  
 CALL 410-313-1771 TO SCHEDULE INSPECTIONS.**

NOT TO SCALE

See separate  
Sheet for  
As built

ROAD NAME

**TRENCH/DRAINFIELD DATA**

WIDTH	INLET	BOTTOM
3	2'	7.5'
NUMBER OF TRENCHES		4
TOTAL LENGTH		135'
ABSORPTION AREA		405 ft <sup>2</sup>
DISTRIBUTION BOX LEVEL		yes
DISTRIBUTION BOX BAFFLE		yes
DISTRIBUTION BOX PORT		yes & Manhole

**SEPTIC TANK DATA**

SEPTIC TANK I LEVEL	yes
MANUFACTURER	Babylon
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	1'-1.5'
BAFFLES	6" Front & 4" back
BAFFLE FILTER	—
MANHOLE LOC	Front & back
6" PORT LOC	—
WATERTIGHT TEST	—
SLOTTED	yes
DATE ON LID	8/7/2023
PUMP/SEPTIC TANK LEVEL	yes
MANUFACTURER	Monarch
CAPACITY	1500 GAL
SEAM LOC	Top
TANK LID DEPTH	1'-1.5'
BAFFLES	3.5" baffle
BAFFLE FILTER	—
MANHOLE LOC	back
6" PORT LOC	Front
WATERTIGHT TEST	—
SLOTTED	—
DATE ON LID	1

**PRE-CONSTRUCTION:**

9/11/2023 - stakes staked, closest tank 25' from house, well 102' from tank edge. SDA not staked. trenches staked. Shot contour for trenches, 1, on center, & length @ 35'. 1/2 on center length @ 35, 1/2 on center length @ 35, 1/4 on center length @ 35. (S)

9/12/2023 - SDA staked. Trenches laid out from 9/11/2023 within SDA & @ locations per plan. OK to start trenches. (S)

INSTALLATION: 9/12/2023 - Septic & Pump tank set. Septic tank lid depth @ 1.5'-1', Pump tank lid depth @ 1' & contractor grading area over Pump tank so swale comes up higher than tank. Installer adding 2" of riser on manhole, reinspect to see how much cover on tank. Installer finding ticket for manhole tank, exact date could be found. (S)

9/13/2023 - Saw 2 trenches closest to house. Lower trench inlet @ 2' & length @ 35'. Upper trench inlet @ 2', could not measure length due to dirt pile. Measured end of trench to house. Piling pile, not the best see attached pic & stone ticket. (S) D-box levelled, saw last 2 trenches, PM installed, no stop sign 9/15/23. SHE made old tank collapsed and contractor intends to fill hole w/ stone, there was 12' of sleeve on the pump line under the driveway. OK to continue. (S)

FINAL INSPECTOR S. Page DATE OF APPROVAL 10/13/2023

10/13/2023 - Alarm outside of house, audio & visual good when float lifted. Pump successfully goes to D-box. (S)





9/3/2023 - Pic of bad stone. (S)



pipe to be bedded w/ stone at driveway



→ Connection into existing  
sewer line coming out  
of the house

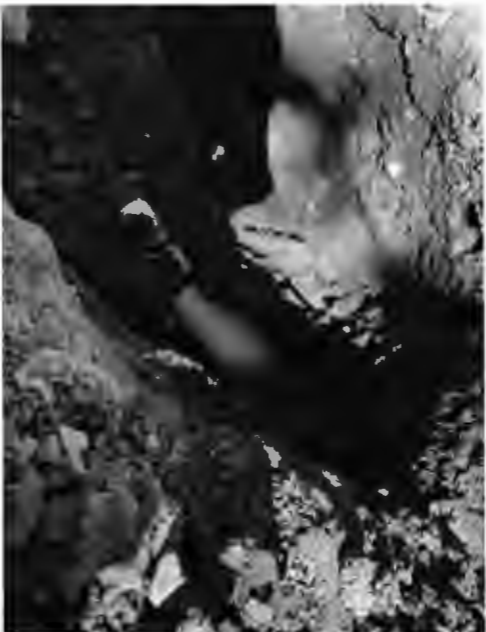
7081 Pindell School Rd

Septic install

9/15/23



→ sleeve under driveway



→ sleeve under driveway



## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Friday, February 10, 2023 11:52 AM  
**To:** Sara Conover  
**Cc:** Karen Mosel  
**Subject:** RE: Floor Plan\_7081 Pindell School Road

Hi Sara:

I just wanted to follow-up to let you know that I received the revised floor plans yesterday. It looks like the bedroom count is 4. Do you know the status of the perc test plan? Given the amount of living space, we still need to conduct perc testing to establish a sewage disposal area (SDA) on the property for future septic system repairs. Ultimately, this would lead to a perc cert plan to formally establish the SDA.

We will also need to finish evaluating the existing septic system. We have the floor plans and know the bedroom count, but we still need to confirm tank size and the 4 foot buffer of adequate soil beneath the existing 10 foot trench. A septic contractor can assist the homeowner with confirming tank size through pumping the tank, and we can evaluate the 4 foot soil buffer during the scheduled perc test.

Please let me know if you have any questions.

Regards,

Hank

Hank Oswald  
Licensed Environmental Health Specialist  
Bureau of Environmental Health  
Howard County Health Department  
8930 Stanford Blvd. Columbia, MD 21045  
(410) 313 - 1786  
[www.hchealth.org](http://www.hchealth.org)

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**From:** Sara Conover <sara@transformingarchitecture.com>  
**Sent:** Monday, January 30, 2023 3:20 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Cc:** Karen Mosel <karen@transformingarchitecture.com>  
**Subject:** Re: Floor Plan\_7081 Pindell School Road

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

Hi Hank,

My apologies for the delayed response. Just wanted to confirm a couple of these items with the homeowner.

## Basement

1. Is the basement finished or partially finished? The basement is partially finished in the space underneath the existing great room on the first floor. Everywhere else is unfinished space.
2. Does it have a full bathroom or rough in for a full bathroom? There is no bathroom in the basement and no rough-in.

## 1<sup>st</sup> floor

1. Does the "Den" have a door for privacy? If the room does not have a door, it may still count as a bedroom unless the opening into the room is cased at least 4 foot wide, and no door. Understood. After discussing it with the homeowner, our intention is still to keep the number of bedrooms to 4. So, we are redesigning the den space to become a walk-in closet for the owner's bedroom that will only have one door leading into it from the bedroom. Our team can make those revisions and submit them for your review.

## 2<sup>nd</sup> floor

1. Will the unfinished loft have a window? It doesn't look like it will have one, but I wanted to confirm. No, it will not have a window. Will it have/eventually have insulation/drywall? Yes, in the future the loft will have insulation and drywall. Will it be a heated & cooled? It will also in a future phase be heated and cooled.
2. Does the unfinished office have/eventually have insulation/drywall? Will it be a heated & cooled? Same as the loft, the office will be finished and heated/cooled at some point in the future. This room looks like it will meet the definition of a bedroom under local code. After discussing with the homeowner, we plan to revise the design to remove the proposed door and incorporate a 4'-0" wide opening on that same wall towards the loft space. Our team can include this on our revisions to be submitted for your review.

If you have any other questions or concerns, please let me know. Thank you!

Warm regards,

*Sara Conover, Assoc. AIA, LEED GA, CAPS*

Architectural Designer, Transforming Architecture  
Master of Architecture | Sustainability Studies Minor  
University of Maryland, College Park | Class of 2019  
(301) 776-2666



**We've Moved! Our new address is 13953 Brighton Dam Road, Clarksville, MD 21029 & we're the door around back.**

## Oswald, Hank

---

**From:** Oswald, Hank  
**Sent:** Wednesday, January 11, 2023 2:50 PM  
**To:** Karen Pitsley, AIA (karen@transformingarchitecture.com)  
**Cc:** 'INFO@TRANSFORMINGARCHITECTURE.COM'  
**Subject:** B23000059\_7081 Pindell School Road\_2nd Floor Living Space Addition  
**Attachments:** Building Permit Application Process.pdf; Percolation & Plan Requirements For Developed Lots.pdf; P37190\_05-357500\_7081\_PINDELL\_SCHOOL\_ROAD.pdf

Hi Karen:

Good afternoon. This office is in receipt of a building permit for a 2<sup>nd</sup> story living space addition located at 7081 Pindell School Road. Prior to building permit approval by the Health Department, the following must be completed:

1. Conduct perc testing to establish a sewage disposal area (SDA) on the property.
2. Provide a percolation certification plan to formally establish a SDA on the property for septic system upgrades and future repairs.
3. Septic System Upgrades including an OSDS Design Plan from an engineer (TBD)
4. Well Upgrades (TBD)
5. Provide existing floor plans (simplified) for the entire house to determine existing # of bedrooms plus proposed changes for this building permit.

The perc test process starts with a perc test application, a test plan from an engineer, and test fee (\$506).

I've included a copy of the original septic permit for this property. In 2014, a tank replacement was done and the existing drywell was abandoned. You will find the 2014 record on our website. [Home \(hcenvhealthinfo.org\)](http://Home(hcenvhealthinfo.org))

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

Thanks,

Hank

Hank Oswald  
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Bureau of Environmental Health  
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**From:** Info <[info@transformingarchitecture.com](mailto:info@transformingarchitecture.com)>  
**Sent:** Tuesday, January 17, 2023 3:30 PM  
**To:** Sara Conover <[sara@transformingarchitecture.com](mailto:sara@transformingarchitecture.com)>  
**Subject:** FW: Floor Plan\_7081 Pindell School Road

**From:** Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)>  
**Sent:** Tuesday, January 17, 2023 3:13 PM  
**To:** Karen Mosel <[karen@transformingarchitecture.com](mailto:karen@transformingarchitecture.com)>  
**Cc:** Info <[info@transformingarchitecture.com](mailto:info@transformingarchitecture.com)>  
**Subject:** Floor Plan\_7081 Pindell School Road

Hi Karen:

Good afternoon. Now that I have a copy of the floor plans from the permits office for 7081 Pindell School Road, I had a couple of follow-up questions regarding the existing basement floor plan/new 1<sup>st</sup> & 2<sup>nd</sup> floor plan layout.

**Basement**

1. Is the basement finished or partially finished?
2. Does it have a full bathroom or rough in for a full bathroom?

**1<sup>st</sup> floor**

1. Does the "Den" have a door for privacy? If the room does not have a door, it may still count as a bedroom unless the opening into the room is cased at least 4 foot wide, and no door.

**2<sup>nd</sup> floor**

1. Will the unfinished loft have a window? It doesn't look like it will have one, but I wanted to confirm. Will it have/eventually have insulation/drywall? Will it be a heated & cooled?
2. Does the unfinished office have/eventually have insulation/drywall? Will it be a heated & cooled? This room looks like it will meet the definition of a bedroom under local code.

Thanks in advance for your time,

Hank

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# HOWARD COUNTY HEALTH DEPARTMENT

74984

DATE 8/13/23

PS

Received From

JNM Eng.

PHONE #

301 514-2808

For

New Construction -  
7081 Pendell School Rd.

CASH

CHECK

NO.

1214

over hundred ninety-six

Dollars

\$

49600

Received By

King

**RECEIPT**

Howard County, MD  
HOWARD COUNTY HEALTH DEPARTMENT  
ASCEND ONE BUILDING  
Columbia, MD 21045  
8930 STANFORD BLVD

**Application:** WS-SP-APP-23-00165  
**Application Type:** EnvHealth/Well and Septic/Sewage Disposal System/Application  
**Address:** 7081 Pindell School WAY,

Receipt No.	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
7576	1214	\$496.00	08/08/2023	JUKING		Receipt # 74984

**Work Description:** New Construction/ 7081 Pindell School Rd

**COMPLETE THIS FORM WHEN DROPPING OFF ANY  
CORRESPONDENCE AND/OR PLANS TO THE HOWARD COUNTY  
DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS COUNTER:**

Date: 02/01/2023

To: Hank Oswald Health Department  
(Reviewer/Requestor's Name) (Division)

From: Karen Mosel, Transforming Architecture (301) 776-2666  
(Your Name, Company Name) (Phone Number)

Subject: Project name Mays Residence  
 Project site address 7081 Pindell School Road, Fulton MD 20759  
 Permit # B23000059 SDP # \_\_\_\_\_  
 Other information pertinent to this project \_\_\_\_\_

✓ Please check the attachments below that you are submitting with this transmittal:

- Letter of response to address plan review comment letter
- Revised plans and/or revised details: When submitting for a complete re-review, ~~duplicate sets shall be permitted.~~
- Letter Summarizing Changes
- Energy conservation calculations
- Copies of \_\_\_\_\_ (be specific).
  - Health Department Request
  - DPZ/ DED Request
  - Licenses & Permits Division Applicant's Request
- Two sets of single-family model plans to be placed on permanent file: Model Name/ # \_\_\_\_\_
- Other \_\_\_\_\_

**RECEIVED**  
 FEB 03 2023  
 LICENSES & PERMITS  
 DIVISION  
 Applicant's Request

**Contact Person Information: (Required)**

Karen Mosel Telephone No: (301) 776-2666  
 Please Print Name E-Mail Address: info@transformingarchitecture.com

**PLEASE ASSURE ALL DOCUMENTS AND/OR REVISIONS ARE APPROPRIATELY SIGNED AND SEALED, IF NECESSARY, BY A LICENSED ARCHITECT OR ENGINEER. PLEASE BE ADVISED THAT INSUFFICIENT INFORMATION MAY RESULT IN THE DELAY OF REVIEW BY THE PLANS EXAMINER. THE DEPARTMENT OF INSPECTIONS, LICENSES AND PERMITS WILL CONTACT YOU IF THERE IS A PROBLEM. IN ADDITION, ONCE THE BUILDING PERMIT IS APPROVED BY THE PLAN REVIEW DIVISION AND ALL OTHER REQUIRED SIGNATORY AGENCIES, AND THE BUILDING PERMIT IS READY FOR ISSUANCE, THE PERMIT DIVISION WILL NOTIFY THE APPROPRIATE CONTACT PERSON FOR PERMIT PICK UP. ALL PERMIT STATUS INQUIRIES SHALL BE DIRECTED TO THE PERMIT DIVISION AT 410-313-2455 OPTION #4 OR BY VISITING MYHOWARD.INFO. CODE RELATED QUESTIONS AND PLAN REVIEW INQUIRIES SHALL BE DIRECTED TO THE PLAN REVIEW DIVISION AT 410-313-2436. PLEASE ALLOW A MINIMUM OF FIVE (5) WORKING DAYS FOR ANY PLAN SUBMITTALS TO BE REVIEWED. THANK YOU.**

Received by mf

*Revision*

**HOWARD COUNTY DEPARTMENT OF INSPECTIONS,  
LICENSES AND PERMITS  
ON-LINE PLAN DROP OFF**

To: Plan Review Division

From: Karen Mosel  
(Name)  
Transforming Architecture  
(Company)

Telephone #: 301-776-2666 Email address info@transformingarchitecture.com

Permit Site Address 7801 Pindell School Rd, Fulton MD 20759

Permit Number: B23000059

Application On-Line File Date: 01-09-2023

The above referenced permit was applied for online and the drawings are being dropped off for review and approval. These drawings represent the proposed work as outlined on the on-line application. I understand that this Department will not be responsible for any lost plans or documents. It is understood that if any changes to the design or construction of this project is made, revised plans will be submitted prior to any work commencement.

*[Handwritten Signature]*, AIA

\_\_\_\_\_  
Signature of Authorized Agent

For Office Use Only

Accepted by (initials): *[Handwritten Initials]* on *1/11/23*  
(Date)

Received by Plan Review (initials): \_\_\_\_\_

**RECEIVED**  
JAN 11 2023  
LICENSES & PERMITS  
DIVISION

## Oswald, Hank

---

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**Cc:** 'INFO@TRANSFORMINGARCHITECTURE.COM'  
**Subject:** Floor Plan\_7081 Pindell School Road

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### **2<sup>nd</sup> floor**

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B23-0059

- I put Revisions in w/ Approved Sets
  - Not Sure if Health got a Copy or not  
This was an extra Set
- Mike

S.W. BARRICK - FINKSBURG TERMINAL  
PH: (410) 833-4400  
2700 Emory Rd.  
Finksburg, MD 21048

FT

TKT: 593011

Cust#: LEGSEP 9/13/2023  
LEGACY SEPTIC & EXCAVATION LLC 6:45:56AM  
Job#: JOB JOB

Trk#: 9498 - LEGACY SEPTIC

\* Manual P. T.  
Zone#: 0000 - PICK-UP Gross: 68920  
P.O.#: 7081 PINDELL SCHOOL RD \* Tare: 27320  
Proj#: Net: 41600  
Mat'l#: 22-#2 WASHED STONE TONS: 20.80

	Loads	Tons
Job/Daily:	1	20.80
Job/Total:	363	7,394.41

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PH: (410) 833-4400  
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WEIGHMASTER: Cassidy Lindemann

We exercise No Control Over Delivery of Our Products & We Won't be Held Liable for Any Damage to Person or Property.

Material Safety Data Information Available Upon Request.

Have A Great Day. Please Drive Safely!

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