

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

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

RECEIPT DATE: 4/6/22 ONSITE SEWAGE DISPOSAL SYSTEM

P 571486

APPROVAL DATE: 4/14/22 PERMIT: CONSTRUCTION

A

PROPERTY ADDRESS: 5237 Kalmia Drive (Upgrade)

SUBDIVISION:

LOT:

TAX ID:

CONTRACTOR: Fogles Septic Clean Inc.

EMAIL: Kim@foglesinc.com

CONTRACTOR ADDRESS: 580 Church Road, Sykesville, MD 21784

PHONE:

PROPERTY OWNER: Brian Schoumacker

EMAIL:

OWNER ADDRESS: 5237 Kalmia Drive, Dayton, Maryland 21036

PHONE:

SEPTIC TANK SIZE (GALLONS): existing

TANK MANUFACTURER:

PUMP MODEL:

PUMP SIZE

PUMP TANK CAPACITY:

DISTRIBUTION SYSTEM:  GRAVITY

PRESSURE DOSED

BEDROOMS: 4 (existing)

APPLICATION RATE: 0.8

|           |   |                                    |
|-----------|---|------------------------------------|
| TRENCHES: | LINEAR FEET REQUIRED: 42'   | INLET DEPTH: 3'                    |
|           | TRENCH WIDTH: 2'  | MAXIMUM BOTTOM DEPTH: 8'           |
|           | MINIMUM SPACE BETWEEN TRENCHES: 10'   | EFFECTIVE AREA BEGINNING DEPTH: 3' |
| LOCATION: | PER APPROVED SITE PLAN. SEWAGE DISPOSAL AREA AND TANK LOCATIONS MUST BE STAKED BY LICENSED SURVEYOR PRIOR TO PRE-CONSTRUCTION INSPECTION. |                                    |
| NOTES:    | Abandoning one trench line for BP. Must add new 42' line. (to existing system)  |                                    |

ISSUED BY: Zack Silvast

ISSUE DATE: 4/6/22

EXPIRATION DATE: 4/6/23

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 N/A

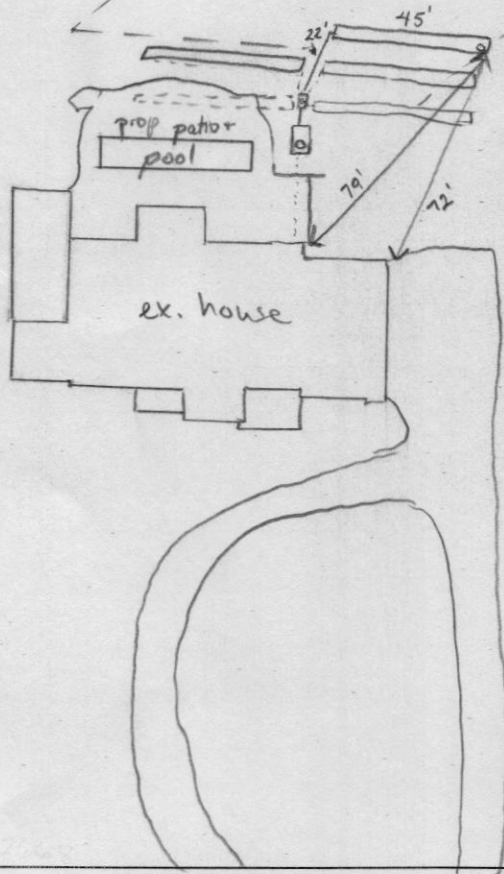
NOTE: MDE RECOMMENDS SEPTIC TANKS, BAT, AND OTHER PRETREATMENT UNITS BE PUMPED AT A FREQUENCY ADEQUATE TO ENSURE THAT SOLIDS ARE NOT DISCHARGED TO THE DISPOSAL AREA

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 1" ≈ 50'



**TRENCH/DRAINFIELD DATA**

| WIDTH | INLET | BOTTOM |
|-------|-------|--------|
| 2'    | 3'    | 8'     |

NUMBER OF TRENCHES 4

TOTAL LENGTH 171'

ABSORPTION AREA 342 sq ft + sidewalk

DISTRIBUTION BOX LEVEL Speedy

DISTRIBUTION BOX BAFFLE cement

DISTRIBUTION BOX PORT PVC

**SEPTIC TANK DATA**

SEPTIC TANK 1 LEVEL \_\_\_\_\_

MANUFACTURER \_\_\_\_\_

CAPACITY 2000 GAL

SEAM LOC top

TANK LID DEPTH 2'

BAFFLES inlet + outlet

BAFFLE FILTER \_\_\_\_\_

MANHOLE LOC inlet

6" PORT LOC \_\_\_\_\_

WATERTIGHT TEST \_\_\_\_\_

SLOTTED yes

DATE ON LID \_\_\_\_\_

PUMP/SEPTIC TANK LEVEL \_\_\_\_\_

MANUFACTURER \_\_\_\_\_

CAPACITY \_\_\_\_\_ GAL

SEAM LOC \_\_\_\_\_

TANK LID DEPTH \_\_\_\_\_

BAFFLES \_\_\_\_\_

BAFFLE FILTER \_\_\_\_\_

MANHOLE LOC \_\_\_\_\_

6" PORT LOC \_\_\_\_\_

WATERTIGHT TEST \_\_\_\_\_

SLOTTED \_\_\_\_\_

DATE ON LID \_\_\_\_\_

PRE-CONSTRUCTION:

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INSTALLATION: 4/14/22 Trench that will be under new patio cut off. New d-box set and leveled. Riser added to tank on inlet side. New 1x45' trench installed and connected to d-box. (S)

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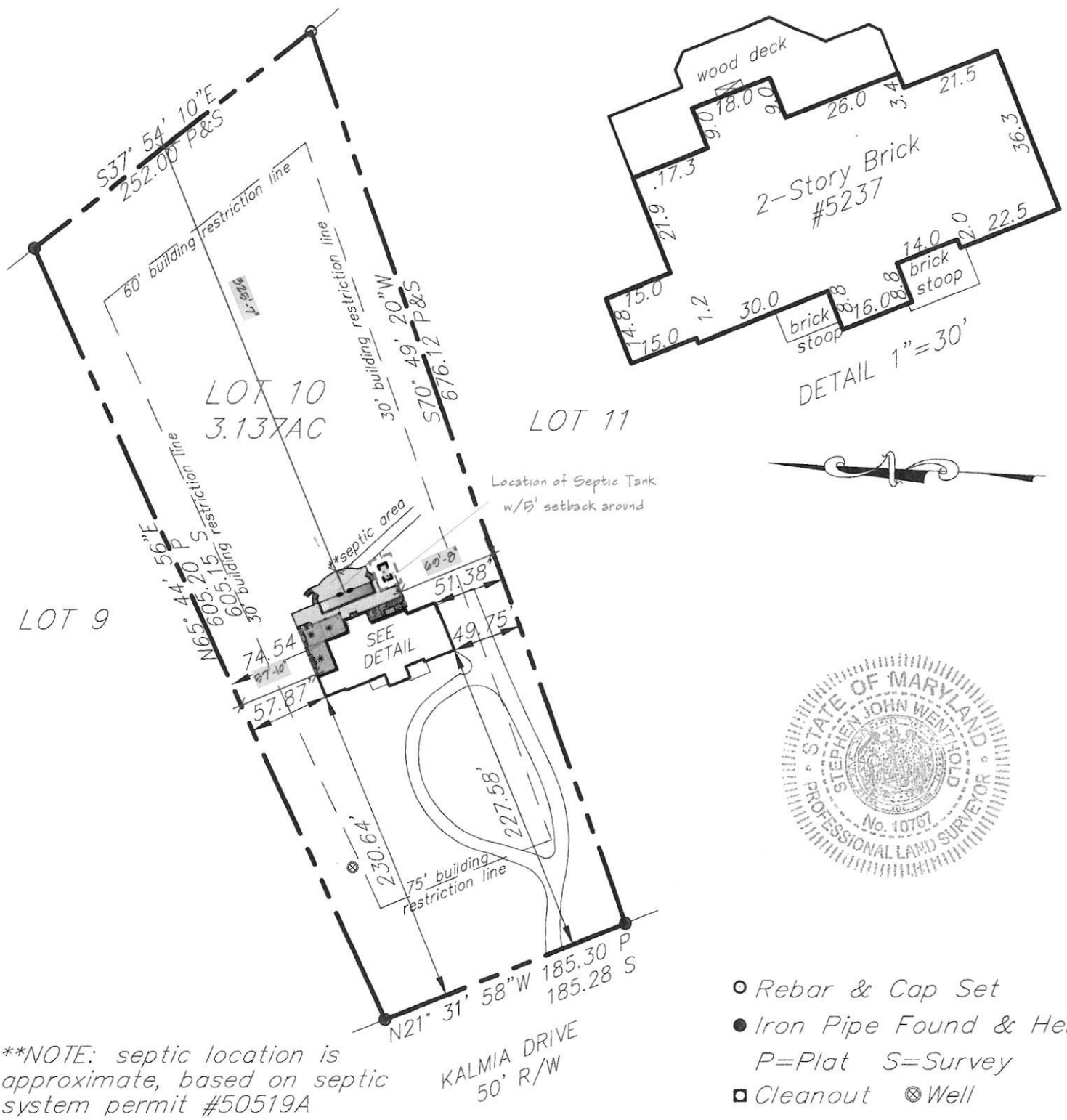


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FINAL INSPECTOR Awan Thomas DATE OF APPROVAL 4/14/22



**\*\*NOTE:** septic location is approximate, based on septic system permit #50519A

**Date:** 9-23-21 **Scale:** 1"=100' **Drawn by:** msw  
**Plat Book:**  
**Plat No:** 4170 **NO TITLE REPORT FURNISHED**  
**Work Order:** 21-1419  
**Address:** 5237 KALMIA DRIVE  
**District:** 05  
**Jurisdiction:** HOWARD COUNTY, MD

**BOUNDARY SURVEY**  
**LOT 10**  
**KALMIA FARMS**

**Surveyor's Certificate**

My License expires on February 10, 2022

I hereby certify that the survey shown hereon is correct and that the location of the improvements shown hereon is correct and that there are no visible encroachments unless noted otherwise. Building restriction lines shown as per available information.



*Stephen J. Wiscroft*

**MERIDIAN SURVEYS, INC.**  
 P.O. BOX 549  
 FREDERICK, MD 21705  
 (301)721-9400



## Williams, Jeffrey

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**From:** Christina <Christina@probuiltconstruction.com>  
**Sent:** Friday, December 10, 2021 2:15 PM  
**To:** Williams, Jeffrey  
**Cc:** Edward  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr  
**Attachments:** Schoonmaker Deck Concept 3 Rendering.jpg

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

Hi Jeff,

Happy Friday! Are you in your office on Monday or sometime next week? Ed from ProBuilt wanted to stop by to go over the findings from Fogle for the field locate of the trench at 5237 Kalmia Dr (just easier to do in person if that's okay with you. He has some pictures he took while he was there to help explain this better.

Also, I keep forgetting to let you know... the pool for this project is more like a big swim spa – it is actually a shipping container that is converted into a swim spa (the wife likes to swim laps and liked the option of doing a shipping container because she could get the 40' length rather than a more traditional swim spa/hot tub). It is elevated off the ground. We are building a steel frame to support it, it will be at the level of the lower deck, which ranges from about 12" off the ground to 5' off the ground, a crane will deliver it and set it on our elevated frame. Because it is more like a swim spa and not a formal "pool", I'm assuming it doesn't need to be 20' away from the field??? But, regardless, the findings indicate that he is thinking they'll need to relocate one trench, possibly two, so that is what Ed wants to talk about, as well as confirming that this elevated shipping container pool/swim spa can be at the same setbacks as the deck 5', right? Here's a link to what the homeowners purchased: <https://www.steelwaterpools.com/> They got the 8x40 shipping container.

Thanks Jeff!

Christina Speiden



13330 Clarksville Pike, Highland, MD 20777

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[www.facebook.com/probuiltconstruction](https://www.facebook.com/probuiltconstruction)

**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Thursday, December 02, 2021 10:15 AM  
**To:** Christina <Christina@probuiltconstruction.com>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

Sounds good. Thanks

**From:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Sent:** Thursday, December 2, 2021 10:08 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

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

Ok that makes sense. Thanks for explaining! I reached out to Freedom Septic about doing a field locate for that first trench and am waiting to hear back from them. I think I might have drawn the trench points wrong initially when I worked on the design for the deck and unfortunately I think the lower deck goes over 2 trenches (I think the home might have had an addition since it was built and I used the setbacks from the septic permit based on the original home plan, but off of the addition, so it place the septic field farther out than it actually is, I'm hoping this is not the case, but I'm afraid it is), so we have to figure out plan b and c to present to the homeowner on what to do.

Thanks again for your help, I'll keep you in the loop on this as we progress on our findings!

Thanks,  
Christina Speiden



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**From:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Sent:** Thursday, December 02, 2021 8:12 AM  
**To:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

Typically a septic contractor will use a probe to try and locate a trench before doing more invasive digging. The trenches are stone and if they are shallow enough, you can tell with a probe when you hit stone. The tricky part is finding the end to verify you are far enough away from it. A deck has to be at least 5' from a trench. A pool is 20' to a trench, but you could request a waiver to get closer, but not typically closer than 12-15'. If a trench is in the way, they would have to go through the process of abandoning and relocating the trench. They'd need to have an engineer submit a design plan for the relocated trench and have a septic contractor pull a permit with us to abandon that trench and install another one to replace it.

**From:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Sent:** Wednesday, December 1, 2021 4:09 PM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

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

Hi Jeff,

Oh, lol- I see what you mean! Sorry about that. I reached out to a septic company to see if they can provide us information in doing a field location to determine the location of that first trench. The septic permit indicates that the trenches are 2' wide and approx. 3' below grade, they would be filled with gravel, right? If we were to do our own field location of them, does that mean we would dig down where we believe the trench is located per that permit until we hit gravel and mark it?

What happens if the deck is over the trench... is that not ever allowed or can the trench be reconfigured to allow for the deck design?

Thanks,  
Christina Speiden



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**From:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Sent:** Tuesday, November 30, 2021 2:19 PM  
**To:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

Hello. It looks like the disposal trenches are up at the top part of the disposal area. The plot plan you used is confusing as it seems you are putting the deck on top of the upper area and trench. If the area is actually back a bit, you'll need to clearly show that on the plan. The trickiest part here is that you are getting very close to the location of the top trench, meaning that you will have to field locate it to make sure you are keeping the required setback to it.

Also, if there is a pool, the tank needs to be 10' to the pool and the disposal area and trenches need to be 20' from the pool. If you are requesting a waiver to reduce that, you'll first need to field locate the trenches and get us an accurate site plan to review. Thanks

Jeff

**From:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Sent:** Wednesday, November 24, 2021 2:09 PM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Cc:** Edward <[Edward@probuiltconstruction.com](mailto:Edward@probuiltconstruction.com)>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

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

Hi Jeff,

No need to worry about this until next week/after Thanksgiving, but I wanted to send it over to you for your thoughts.

I worked on a design for the outdoor living space that the homeowner has signed off on, take a look and let me know your thoughts. I was able to stay 5' away from the septic tank with the new deck v! 😊. For the septic reserve area, that was a little more challenging. I know the county prefers for a project to also be 5' away from the septic reserve field, too, but you know this property is a unique one with an unusual noted septic reserve area, and the new homeowners were thinking they would have to invest in trying to modify the field in a way to build a pool and a larger deck. I'm hoping what I came up with for them is "workable" with you/the health department for this particular situation. I was not able to maintain the 5' setback to the septic reserve area with this design, *but* I didn't go into the septic reserve field at all – it just went right up to the edge of it. The frame of the lower deck is on the line of the septic reserve field, but the deck posts and footings are recessed back 2' (or more because it is going to be steel framing so we will do the maximum cantilever we can for this space so we can keep the holes as far away as we can from the field).

Take a look and let us know your thoughts. I'm getting ready to submit the building permit application, but wanted to run this by you first! As always, thank you so much for your thoughts, help, guidance, and in working with us to find a reasonable solution for this! You've always been so great at that, we very much appreciate it!

Have a great Thanksgiving!

Sincerely,

Christina

Christina Speiden



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13330 Clarksville Pike  
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Ph. 301-854-0821  
[www.probuiltconstruction.com](http://www.probuiltconstruction.com)

**From:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Sent:** Tuesday, September 28, 2021 11:55 AM  
**To:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

Its hard to say without seeing a floorplan, but sometimes if a basement is one bog rec room, the whole basement itself can be considered one big bedroom. If there is another room off it or a large storage room, we would say the big room is not a private room. Either way, it looks like the septic is large enough to accommodate 5 bedrooms.

**From:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Sent:** Tuesday, September 28, 2021 11:07 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

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

Hello!

Thank you for sending this info over, it's helpful to have this to refer to in the future. Sounds good about the outdoor living space, I'll work on a plan with him and then once we have something more finalized, I'll send it to you for your thoughts.

For their basement, they just want to keep it one big rec room (this room would have windows and an exterior door and be larger than 90 sq.ft.), and then they want to make a theater/media room in the back area off of the rec room where the basement is buried and there are no windows. The rec room isn't going to have any closets, it will most likely have some built in shelving in it, and the bathrooms (there are two rough ins that exist there now) will not be "direct access" to the rec room, they are down a hallway. I think we will be okay with that? The home currently has 4 bedrooms in the 2<sup>nd</sup> level, do you know how many bedrooms this septic area can accept?

Thank you!

Christina

Christina Speiden



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**From:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Sent:** Tuesday, September 28, 2021 9:03 AM  
**To:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

If they have grand plans, it would make sense to start with how the SDA might be able to be adjusted or to see if there are areas for additional testing to move the SDA. From there, the secondary issue would be what we could agree to waive for any minor adjustments. I can't really speak to that part without at least some sort of conceptual plan to look at.

As for the basement, they need to be careful with a full bathroom down there. It could make certain rooms count as bedrooms per our code definition even if they do not intend them to be. Keep in mind that our septic code doesn't specify egress windows to define a bedroom, just a window generally.

Howard County Code Section 3.801(b):

- (1) Except as provided in paragraph (2) of this subsection, a bedroom is any space in the conditioned area of a dwelling unit or accessory structure that:
  - (i) Is 90 square feet or greater in size;
  - (ii) May be used as a private sleeping area; and
  - (iii) Has at least one window and one interior door.
- (2) If a home office, library, or similar room is proposed, it may not be a bedroom if there is no closet; and
  - (i) The room contains permanently built-in bookcases around the perimeter of the room, desks, and other features that encumber the room;
  - (ii) A minimum 4 foot-wide opening, without doors, into another room;
  - (iii) A half wall (4 foot maximum height) between the room and another room; or

- (iv) The room is a first floor room or basement area that does not have direct access to full bathrooms or "roughed in" plumbing that would provide direct access to future full bathroom facilities.

**From:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Sent:** Friday, September 17, 2021 9:33 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

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Thanks Jeff! I believe it is the same buyers – they purchased the home in July, so that makes sense. So, their deck currently isn't built to code – the home is all brick veneer and the deck attaches to the home and it needs to be freestanding, and given that they want to add a porch to an area of the deck, we are anticipating that this deck will have to be demo'd and a new one built to code. When Ed talked to them, they already knew that they would need to modify their septic field in order to make their plans work, so I guess given that we will be starting from scratch with a new deck, there is a mystery around the SDA area, and the homeowners knowledge that they need to modify the field to accept their new plans, I guess we will plan on going that route with this project (if we secure the job). I've never had to do a septic field modification before so you'll have to fill me in on that process. When I'm working on the design for the deck, do I just plan on something that they want and show you so you can see how/if the SDA can be modified to fit the new design? I know there will be a formal application process involved – I'm reluctant to spend a lot of time on a design and quote for something that may not work... would it be better to start with the SDA changes first to see how much space can be utilized for an outdoor living space???

For the basement, the home already has a rough-in water and drain line for a bathroom and a bar/kitchenette which were done with the home construction, they don't want a bedroom down there, just an open rec room, bathroom, kitchenette, possibly a media room....

Thanks again for your help!

Christina

Christina Speiden  
**PROBUILT**  
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**From:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Sent:** Friday, September 17, 2021 8:19 AM  
**To:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

Hello. The property record does not show a plan with the location of the test holes or topography. It doesn't indicate what caused the disposal area to be L shaped. The perc test notes indicate a square pattern with all passing holes.

We had a buyer ask about this lot and a pool in June, not sure if it is the current owner now. We said at the time that if the pool did not encroach on the SDA, we would live with the existing deck given that we approved it in 2006. But, if they needed to revise the SDA for a pool, we would make them get the deck out of there as well. If you are just adding on the existing deck, you could try to request a waiver to the perc cert to see if we would allow the condition to continue if the encroachment was in the same area as the existing deck, although I don't think we would consider much. Maybe if it were stairs we'd let it go. I'd have to see a plan to review.

If they are finishing a basement, we'd have to review the building permit and see what info might be in a subdivision folder like an old preliminary plan or something. If we don't have a plan showing the perc test locations, its possible that they'd need to start from scratch perc testing and establishing an area that meets all setbacks in order to get living space and especially if additional bedrooms are being proposed. The good news is that the record indicates the system appears to be sized large enough for a 5 bedroom house, even though the permit was for 4 bedrooms. So, if the system is located in a good spot and does not have indication of failing or anything, there might not be any system upgrades needed.

Jeff

**From:** Christina <[Christina@probuiltconstruction.com](mailto:Christina@probuiltconstruction.com)>  
**Sent:** Thursday, September 16, 2021 10:33 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** FW: Question about the septic reserve area at 5237 Kalmia Dr

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

Hi Jeff,

I just wanted circle back around with you on this – did you happen to get this email I sent to you about 2 weeks ago? I forgot to follow up with you and Ed actually went out to meet with this customer yesterday to discuss their outdoor living project. They are looking to expand their deck further back into their yard and add one of those mod container pools to the deck (i.e. it would be like a sunken hot tub, we would build a deck platform for it to rest on below the main deck so that the pool would be flush with the edge of the deck surface). He knows his septic field is behind his deck, but he did not see this property site plan yet so he has no idea that the majority of his current deck shows to be “encroaching on unusable septic area” as noted on the attached site plan.

I found the original permit for the installation of the septic field, it looks like it is 36' away from the home foundation – is it okay for me to use this as my point of reference for building the new deck (5' from both the tank and the disposal area?)

Thank you!

Christina

Christina Speiden  
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13330 Clarksville Pike  
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Ph. 301-854-0821  
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**From:** Christina

**Sent:** Tuesday, August 31, 2021 10:31 AM

**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>

**Subject:** Question about the septic reserve area at 5237 Kalmia Dr

Hi Jeff,

The homeowner at 5237 Kalmia Drive Glenelg, Lot 10 (see attached records I found on the public search page) just purchased this home in July and reached out to ProBuilt for some work to be done on their home - they are thinking to finish their basement, build a new deck, and add a patio and pool. I pulled up their home location drawing and am confused by it – it looks like the home and existing deck are in the septic reserve field??? It looks like the deck permit B00158783 on 8/29/06 was approved even though it is encroaching on septic area, is that correct?

Ok, so my questions are – are they allowed to change the footprint of the deck to make it bigger if they want? Can they add steps to it (further encroaching into the septic reserve area)? What about a pool, where is that allowed to be located on their property?

Sorry for all the questions, I just want to be able to guide them correctly on what is allowed on their property because I am pretty sure they have no idea about this. If it helps at all, pictures of their home are still online from when it was sold: <https://www.redfin.com/MD/Dayton/5237-Kalmia-Dr-21036/home/10129880>

Thank you in advance for your help on understanding this!

Christina

Christina Speiden



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Highland, MD 20777

Ph. 301-854-0821

[www.probuiltconstruction.com](http://www.probuiltconstruction.com)

## Christina

---

**From:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Sent:** Friday, September 17, 2021 8:19 AM  
**To:** Christina  
**Subject:** RE: Question about the septic reserve area at 5237 Kalmia Dr

Hello. The property record does not show a plan with the location of the test holes or topography. It doesn't indicate what caused the disposal area to be L shaped. The perc test notes indicate a square pattern with all passing holes.

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If they are finishing a basement, we'd have to review the building permit and see what info might be in a subdivision folder like an old preliminary plan or something. If we don't have a plan showing the perc test locations, its possible that they'd need to start from scratch perc testing and establishing an area that meets all setbacks in order to get living space and especially if additional bedrooms are being proposed. The good news is that the record indicates the system appears to be sized large enough for a 5 bedroom house, even though the permit was for 4 bedrooms. So, if the system is located in a good spot and does not have indication of failing or anything, there might not be any system upgrades needed.

Jeff

**From:** Christina <Christina@probuiltconstruction.com>  
**Sent:** Thursday, September 16, 2021 10:33 AM  
**To:** Williams, Jeffrey <jewilliams@howardcountymd.gov>  
**Subject:** FW: Question about the septic reserve area at 5237 Kalmia Dr

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

Hi Jeff,

I just wanted circle back around with you on this – did you happen to get this email I sent to you about 2 weeks ago? I forgot to follow up with you and Ed actually went out to meet with this customer yesterday to discuss their outdoor living project. They are looking to expand their deck further back into their yard and add one of those mod container pools to the deck (i.e. it would be like a sunken hot tub, we would build a deck platform for it to rest on below the main deck so that the pool would be flush with the edge of the deck surface). He knows his septic field is behind his deck, but he did not see this property site plan yet so he has no idea that the majority of his current deck shows to be “encroaching on unusable septic area” as noted on the attached site plan.

I found the original permit for the installation of the septic field, it looks like it is 36' away from the home foundation – is it okay for me to use this as my point of reference for building the new deck (5' from both the tank and the disposal area?)

Thank you!

Christina



ProBuilt Construction, Inc.  
13330 Clarksville Pike  
Highland, MD 20777  
Ph. 301-854-0821  
[www.probuiltconstruction.com](http://www.probuiltconstruction.com)

**From:** Christina  
**Sent:** Tuesday, August 31, 2021 10:31 AM  
**To:** Williams, Jeffrey <[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)>  
**Subject:** Question about the septic reserve area at 5237 Kalmia Dr

Hi Jeff,

The homeowner at 5237 Kalmia Drive Glenelg, Lot 10 (see attached records I found on the public search page) just purchased this home in July and reached out to ProBuilt for some work to be done on their home - they are thinking to finish their basement, build a new deck, and add a patio and pool. I pulled up their home location drawing and am confused by it – it looks like the home and existing deck are in the septic reserve field??? It looks like the deck permit B00158783 on 8/29/06 was approved even though it is encroaching on septic area, is that correct?

Ok, so my questions are – are they allowed to change the footprint of the deck to make it bigger if they want? Can they add steps to it (further encroaching into the septic reserve area)? What about a pool, where is that allowed to be located on their property?

Sorry for all the questions, I just want to be able to guide them correctly on what is allowed on their property because I am pretty sure they have no idea about this. If it helps at all, pictures of their home are still online from when it was sold: <https://www.redfin.com/MD/Dayton/5237-Kalmia-Dr-21036/home/10129880>

Thank you in advance for your help on understanding this!

Christina



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## Oswald, Hank

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**From:** Oswald, Hank  
**Sent:** Monday, February 14, 2022 7:45 AM  
**To:** Edward  
**Subject:** RE: 5237 Kalmia Drive Dayton Md

Good morning Mr. Pacylowski:

You or your engineer can submit the revised perc cert plan and OSDS Plan directly to the Health department for review. The building permit application, BP site plan and any other information should be submitted directly to the permits office. Please let me know if you have any questions.

Thanks,

Hank

Hank Oswald, L.E.H.S.  
Howard County Health Department  
Well & Septic Program  
410.313.1786  
hoswald@howardcountymd.gov

**From:** Edward <Edward@probuiltconstruction.com>  
**Sent:** Friday, February 11, 2022 3:45 PM  
**To:** Oswald, Hank <hoswald@howardcountymd.gov>  
**Subject:** 5237 Kalmia Drive Dayton Md

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

Good afternoon Hank Hope all is well I left you a voice message today on what should be submitted first .Per are conversation I should have the engineering report and necessary drawings for capping off one or 2 existing trench lines and relocating it in the existing reserve field at the address above . I did talk to George Martin, he indicated to me to submit everything to him and he will forward info to you . My question now is when does Fogle submit for there permit ? Thanks for your time. Have a great weekend

**PROBUILT**  
CONSTRUCTION, INC.  
probuiltconstruction.com

**Edward Pacylowski**  
Owner

ProBuilt Construction, Inc.  
13330 Clarksville Pike  
Highland, MD 20777  
Office: 301.854.0821  
Cell: 240.372.1904  
Fax: 301.854.9632

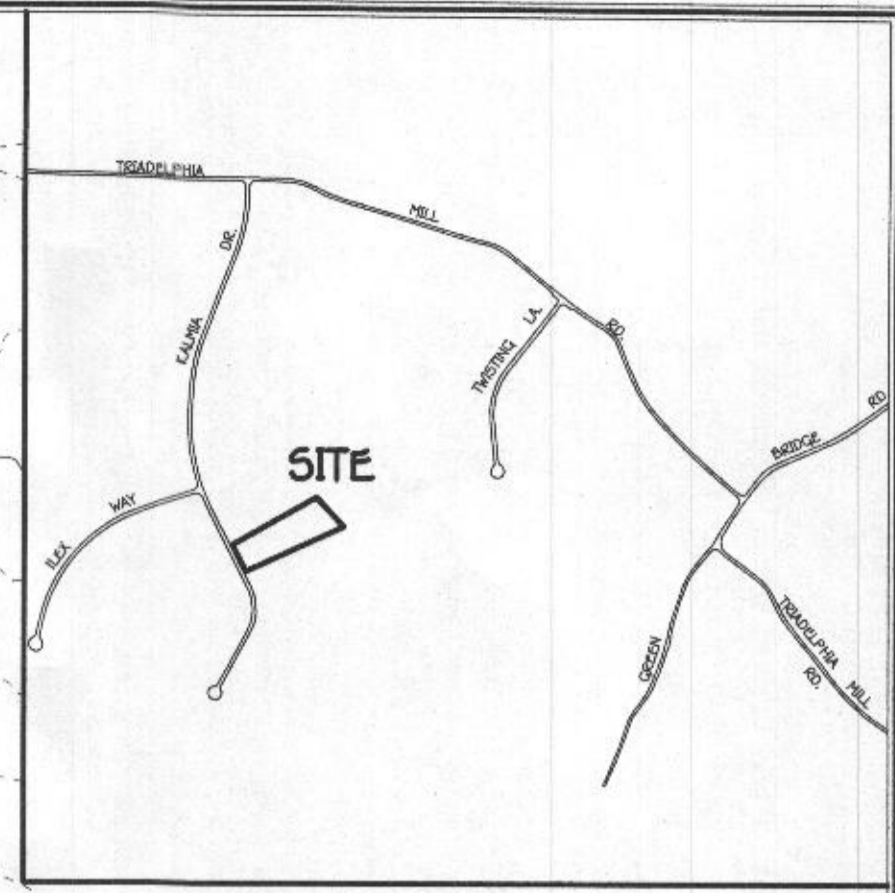
Edward@probuiltconstruction.com

**TrexPRO**  
PLATINUM

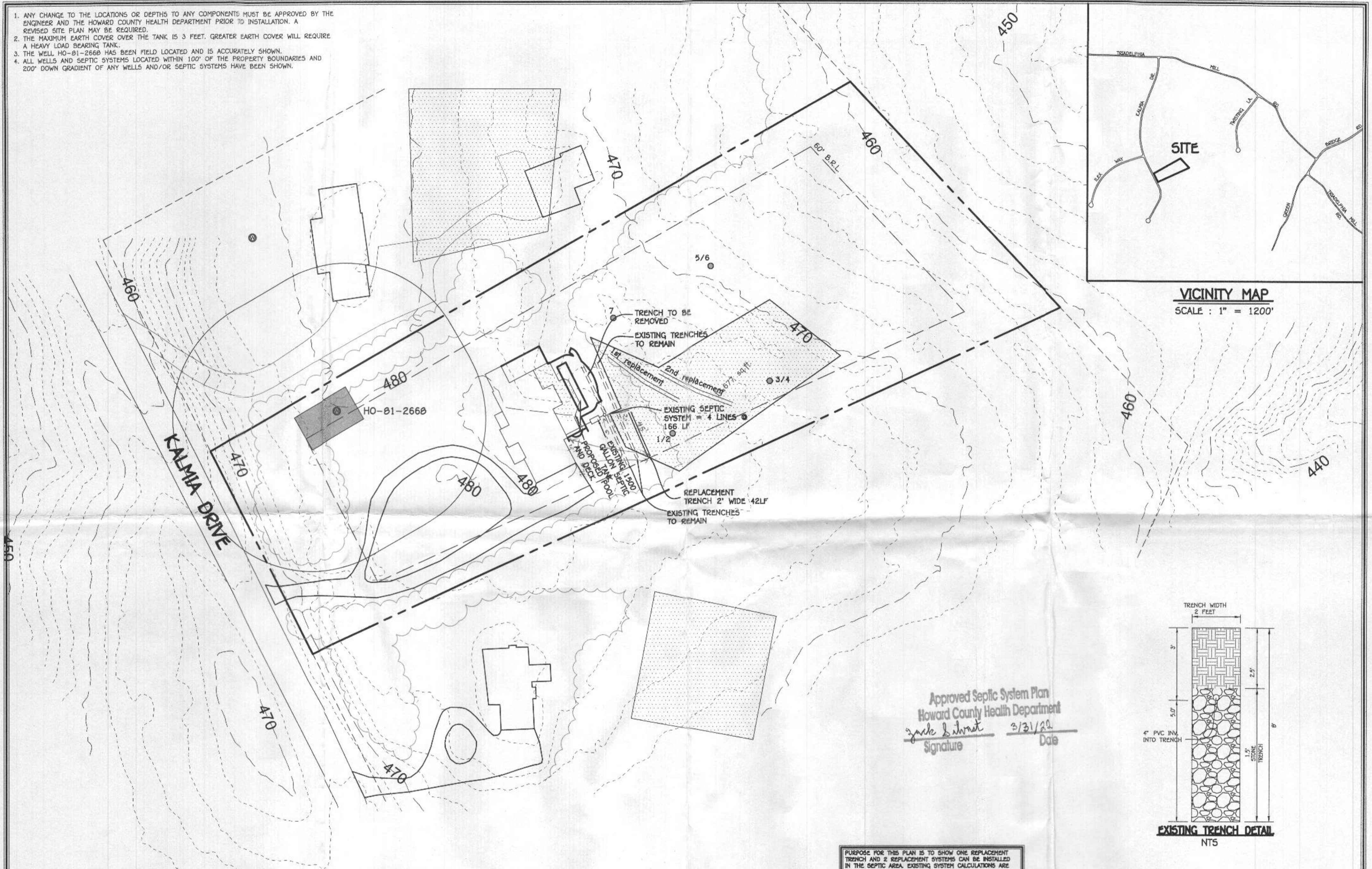
[www.probuiltconstruction.com](http://www.probuiltconstruction.com)

*\* Please pardon short responses, spelling & grammatical errors.*

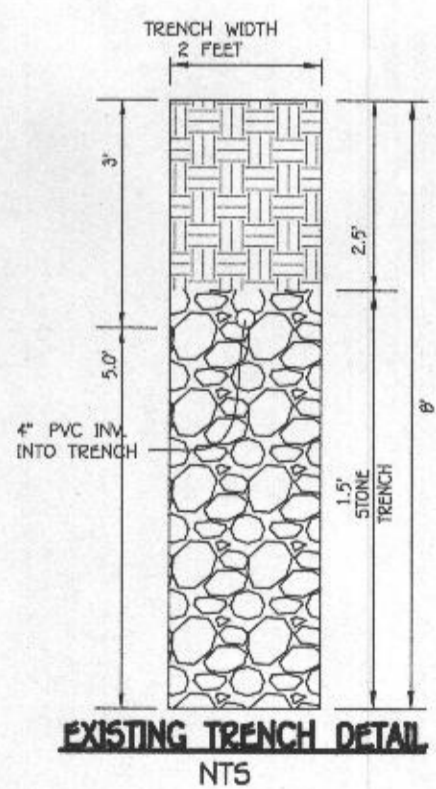
1. ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
2. THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
3. THE WELL HO-01-2660 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
4. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.



**VICINITY MAP**  
SCALE: 1" = 1200'



Approved Septic System Plan  
Howard County Health Department  
*Jack Lubert* 3/31/22  
Signature Date



**1ST REPLACEMENT SYSTEM**  
SEWAGE DISPOSAL SYSTEM DATA DESIGN FOR 4 BEDROOMS  
LOADING RATE = 4 BEDROOMS X 150 GPD/BEDROOM = 600 GPD  
APPLICATION RATE = 1.2  
EFFECTIVE SIDEWALL BEGINS AT FEET 3.5  
TRENCH DEPTH = FEET 8  
TRENCH WIDTH (W) = FEET 3  
EFFECTIVE DEPTH (D) = FEET 4.5  
SF OF DRAINFIELD = 600 GPD / = 500 SF  
COEFFICIENT OF REDUCTION OF TRENCH LENGTH =  $(W+2)/(W+1+2D) = (3+2)/(3+1+(2 \times 4.5)) = .385$   
TRENCH LENGTH =  $166.67 \text{ SF} \times 0.385 = 64.10 \text{ FEET}$   
TRENCH SPACING =  $2D+W = ((2 \times 4.5) + 3) = 12"$  USE 12"

**2ND REPLACEMENT SYSTEM**  
SEWAGE DISPOSAL SYSTEM DATA DESIGN FOR 4 BEDROOMS  
LOADING RATE = 4 BEDROOMS X 150 GPD/BEDROOM = 600 GPD  
APPLICATION RATE = 1.2  
EFFECTIVE SIDEWALL BEGINS AT FEET 3.5  
TRENCH DEPTH = FEET 8  
TRENCH WIDTH (W) = FEET 3  
EFFECTIVE DEPTH (D) = FEET 4.5  
SF OF DRAINFIELD = 600 GPD / = 500 SF  
COEFFICIENT OF REDUCTION OF TRENCH LENGTH =  $(W+2)/(W+1+2D) = (3+2)/(3+1+(2 \times 4.5)) = .385$   
TRENCH LENGTH =  $166.67 \text{ SF} \times 0.385 = 64.10 \text{ FEET}$   
TRENCH SPACING =  $2D+W = ((2 \times 4.5) + 3) = 12"$  USE 12"

PURPOSE FOR THIS PLAN IS TO SHOW ONE REPLACEMENT TRENCH AND 2 REPLACEMENT SYSTEMS CAN BE INSTALLED IN THE SEPTIC AREA. EXISTING SYSTEM CALCULATIONS ARE FROM HOWARD COUNTY HEALTH DEPARTMENT. DECK BEING CONSTRUCTED BUILDING PERMIT B2200701.

**FISHER, COLLINS & CARTER, INC.**  
CIVIL ENGINEERING CONSULTANTS & LAND SURVEYORS  
CENTENNIAL SQUARE OFFICE PARK - 10272 BALTIMORE NATIONAL PIKE  
ELLCOTT CITY, MARYLAND 21042  
(410) 461 - 2895

# SITE PLAN

## 5237 KALMA DRIVE

TAX MAP #27 GRID: 17 PARCEL: 127  
5TH ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
SCALE: 1"=50' DATE: MARCH 20, 2022

1. ANY CHANGE TO THE LOCATIONS OR DEPTHS TO ANY COMPONENTS MUST BE APPROVED BY THE ENGINEER AND THE HOWARD COUNTY HEALTH DEPARTMENT PRIOR TO INSTALLATION. A REVISED SITE PLAN MAY BE REQUIRED.
2. THE MAXIMUM EARTH COVER OVER THE TANK IS 3 FEET. GREATER EARTH COVER WILL REQUIRE A HEAVY LOAD BEARING TANK.
3. THE WELL HO-01-2660 HAS BEEN FIELD LOCATED AND IS ACCURATELY SHOWN.
4. ALL WELLS AND SEPTIC SYSTEMS LOCATED WITHIN 100' OF THE PROPERTY BOUNDARIES AND 200' DOWN GRADIENT OF ANY WELLS AND/OR SEPTIC SYSTEMS HAVE BEEN SHOWN.

