



# Building Permit Application

Howard County Maryland  
Department of Inspections, Licenses and Permits  
3430 Court House Drive  
Permits: 410-313-2455  
www.howardcountymd.gov

Date Received 3-5-14

Permit No.: B140000620

Building Address: 12200 Running Fence Ln  
City: Clarksville State: MD Zip Code: 21029  
Suite/Apt. #: \_\_\_\_\_ SDP/WP/BA #: \_\_\_\_\_  
Census Tract: \_\_\_\_\_ Subdivision: Walnut Grove  
Section: \_\_\_\_\_ Area: \_\_\_\_\_ Lot: 15  
Tax Map: \_\_\_\_\_ Parcel: \_\_\_\_\_ Grid: \_\_\_\_\_  
Zoning: \_\_\_\_\_ Map Coordinates: \_\_\_\_\_ Lot Size: \_\_\_\_\_

Existing Use: SFD  
Proposed Use: SFD w/ pool house  
Estimated Construction Cost: \$ 80k  
Description of Work: pool house 38' x 17'

Occupant or Tenant: Occupant  
Was tenant space previously occupied? ☐ Yes ☒ No  
Contact Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Property Owner's Name: Tesfayohannes  
Address: 12200 Running Fence Ln  
City: Clarksville State: MD Zip Code: 21029  
Phone: 301-254-0090 Fax: \_\_\_\_\_  
Email: netser@hcl.com

Applicant's Name & Mailing Address, (if other than stated herein)  
Applicant's Name: Hometown Landscape  
Address: PO Box 4727  
City: Silver Spring State: MD Zip Code: 20914  
Phone: 301-490-5573 Fax: 301-490-5573  
Email: sales@hometownlandscape.com

Contractor Company: Howard County Lp Hometown Landscape & Lawn Service  
Contact Person: John Polizos  
Address: PO Box 4727  
City: Silver Spring State: MD Zip Code: 20914  
License No.: 4416 97462  
Phone: 301-490-5577 Fax: 301-490-5573  
Email: sales@hometownlandscape.com

Engineer/Architect Company: Thomas Kwolski  
Responsible Design Prof.: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: MD Zip Code: \_\_\_\_\_  
Phone: 443-398-5140 Fax: \_\_\_\_\_  
Email: \_\_\_\_\_

Commercial Building Characteristics	Residential Building Characteristics
Height: _____	<input type="checkbox"/> SF Dwelling <input type="checkbox"/> SF Townhouse
No. of stories: <u>1</u>	<u>Depth</u> <u>Width</u>
Gross area, sq. ft./floor: _____	1 <sup>st</sup> floor: _____
Area of construction (sq. ft.): <u>38 x 17</u>	2 <sup>nd</sup> floor: _____
Use group: _____	Basement: _____
	<input type="checkbox"/> Finished Basement
	<input type="checkbox"/> Unfinished Basement
	<input type="checkbox"/> Crawl Space
<b>Construction type:</b>	<input type="checkbox"/> Slab on Grade
<input type="checkbox"/> Reinforced Concrete	No. of Bedrooms: _____
<input type="checkbox"/> Structural Steel	<b>Multi-family Dwelling</b>
<input type="checkbox"/> Masonry	No. of efficiency units: _____
<input type="checkbox"/> Wood Frame	No. of 1 BR units: _____
<input type="checkbox"/> State Certified Modular	No. of 2 BR units: _____
	No. of 3 BR units: _____
	Other Structure: _____
	Dimensions: _____
<b>Roadside Tree Project Permit</b>	Footings: _____
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Roof: _____
<b>Roadside Tree Project Permit #</b>	<input type="checkbox"/> State Certified Modular
	<input type="checkbox"/> Manufactured Home

Utilities
<b>Water Supply</b>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
<b>Sewage Disposal</b>
<input type="checkbox"/> Public
<input checked="" type="checkbox"/> Private
Electric: <input type="checkbox"/> Yes <input type="checkbox"/> No
Gas: <input type="checkbox"/> Yes <input type="checkbox"/> No
<b>Heating System</b>
<input type="checkbox"/> Electric <input type="checkbox"/> Oil
<input type="checkbox"/> Natural Gas <input type="checkbox"/> Propane Gas
<input type="checkbox"/> Other: _____
<b>Sprinkler System:</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Grading Permit Number:</b>
<b>Building Shell Permit Number:</b>

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.

Applicant's Signature: John Polizos Print Name: John Polizos  
Email Address: sales@hometownlandscape.com Date: 3/4/14  
Title/Company: Hometown Landscape & Lawn Service

Checks Payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY

\*\*PLEASE WRITE NEATLY & LEGIBLY\*\*

-FOR OFFICE USE ONLY-

AGENCY	DATE	SIGNATURE OF APPROVAL
State Highways		
Building Officials		
PSZA (Zoning)		
PSZA (Engineering)		
Health		

Is Sediment Control approval required for issuance? ☐ Yes ☐ No  
☐ CONTINGENCY CONSTRUCTION START

DPZ SETBACK INFORMATION

Front: \_\_\_\_\_  
Rear: \_\_\_\_\_  
Side: \_\_\_\_\_  
Side St.: \_\_\_\_\_  
All minimum setbacks met? ☐ Yes ☐ No  
Is Entrance Permit Required? ☐ Yes ☐ No  
Historic District? ☐ Yes ☐ No  
Lot Coverage for New Town Zone: \_\_\_\_\_  
SDP/Red-line approval date: \_\_\_\_\_

Filing Fee	\$ <u>25</u>
Permit Fee	\$
Tech Fee	\$
Excise Tax	\$
PSFS	\$
Guaranty Fund	\$
Add'l per Fee	\$
Total Fees	\$
Sub-Total Paid	\$
Balance Due	\$
Check #	<u>5508</u>

Distribution of Copies: White: Building Officials

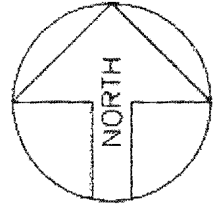
Green: PSZA, Zoning

Yellow: PSZA, Engineering

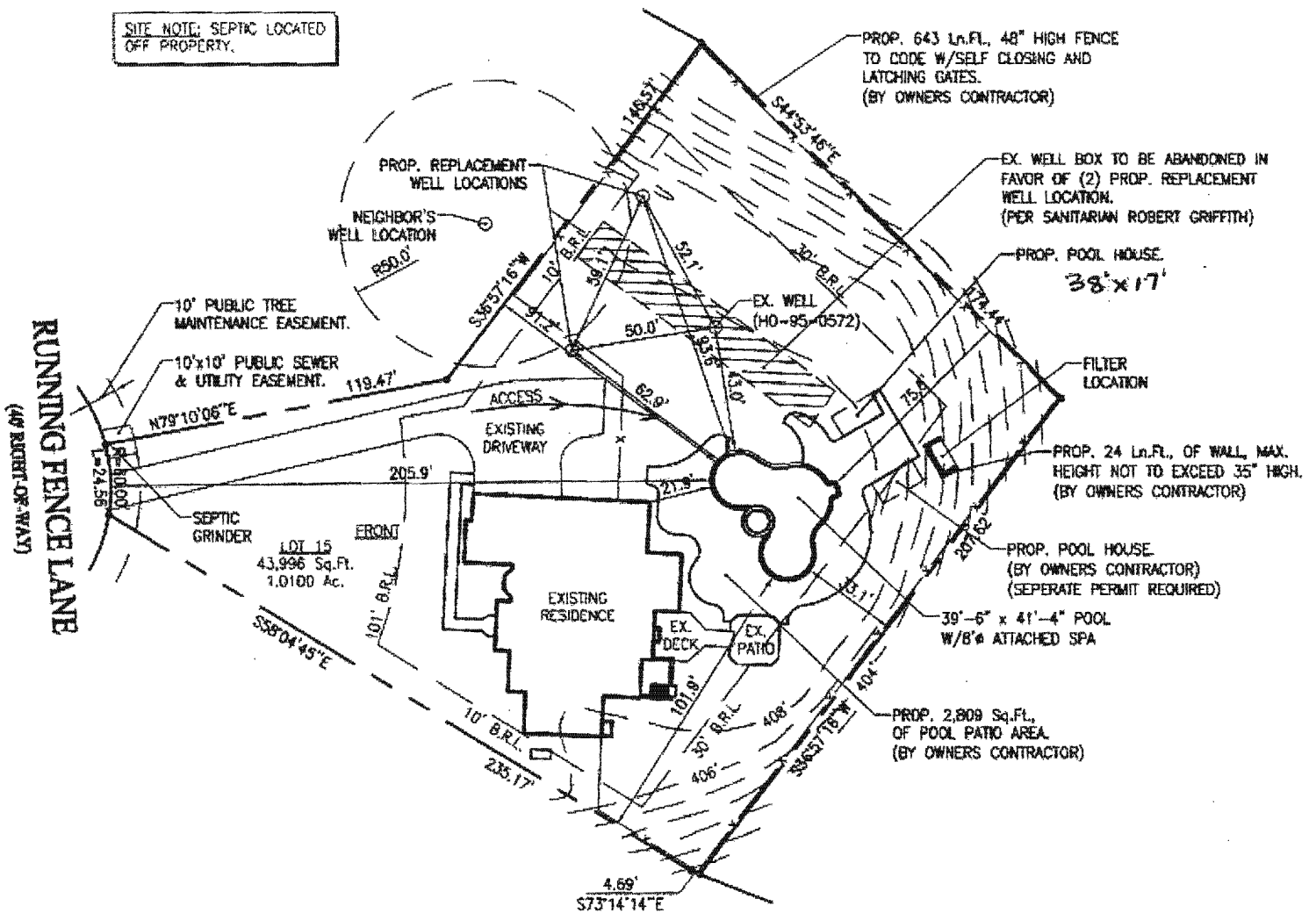
Pink: Health

Gold: SHA

# PRIVATE WELL & SEPTIC



SITE NOTE: SEPTIC LOCATED  
OFF PROPERTY.



REVISION:

PERMIT NUMBERS

POOL:  
ELECT:  
OTHER:

PERMIT SET

DATE: 12-2-13

**SETBACKS:**  
 REAR PL. 10'  
 SIDE PL. 10'  
 HOUSE 0'  
 SEPTIC 20'  
 WELL 20'

#### NOTES

1. ALL EXISTING WELLS ON THE SUBJECT PROPERTY AND WITHIN IMPACT OF SUBJECT PROPERTY BOUNDARIES ARE REPRESENTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.
2. THE EXISTING WELL ON THE SUBJECT PROPERTY (H0-85-0572) WAS APPROPRIATELY LOCATED AND IS ACCURATELY SHOWN.
3. TOPOGRAPHY ON THIS PLAN IS FROM HOWARD COUNTY CONTOURS (2004) AND IS INTENDED TO ACCURATELY REPRESENT THE RELATIVE ELEVATION CHANGES ON AND AROUND THE SUBJECT PROPERTY.
4. THE LOT BOUNDARY BEHIND COINCIDES WITH THE BOUNDARY OWNERS' WELLS AND LOT ALSO AS REQUIRED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT.
5. ANY CHANGES TO A PRIVATE SEWAGE SYSTEM SHALL REQUIRE A SEWER PERCOLATION CERTIFICATION PLAN.
6. THE PURPOSE FOR THIS PERCOLATION CERTIFICATION PLAN IS TO ADOPT THE EXISTING WELL LOCATION AND COMPOSE TWO ALTERNATE WELL LOCATIONS TO ACCOMMODATE A PROPOSED INGROUND POOL.

I CERTIFY THAT THE INFORMATION SHOWN HEREON IS BASED ON WORK PERFORMED BY MY FIRM OR BY MY DEPARTMENT, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

(SIGNATURE) (DATE)

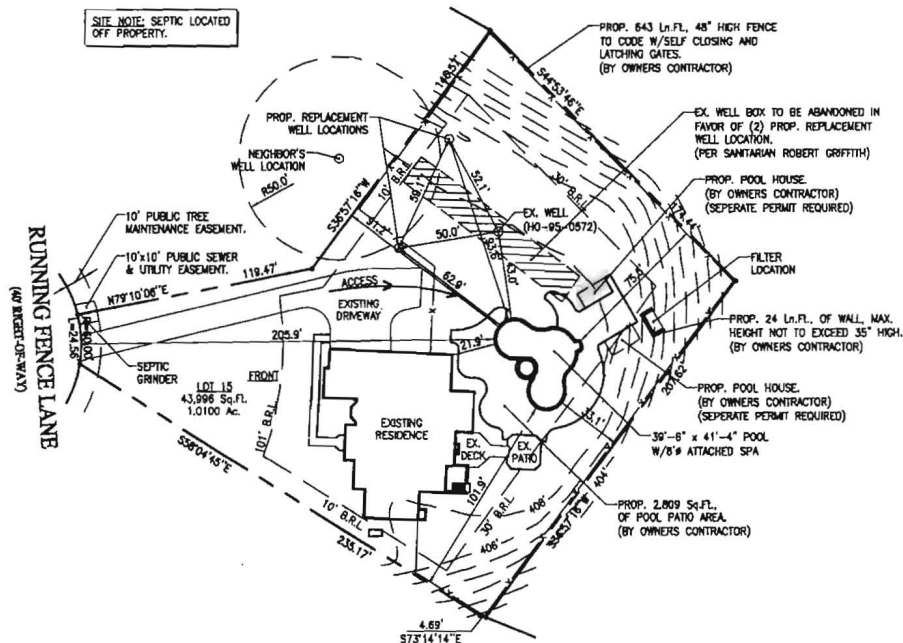
APPROVED FOR PRIVATE WATER AND PRIVATE (SHARED) SEWERAGE SYSTEMS  
 HOWARD COUNTY HEALTH DEPARTMENT

(SIGNATURE) (DATE)

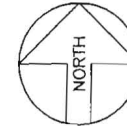
TITLE FOR SEWERAGE PERCOLATION CERTIFICATION PLAN: "12200 Running Fence Lane"  
 OWNER:

LEGEND

SITE NOTE: SEPTIC LOCATED  
 OFF PROPERTY.



#### PRIVATE WELL & SEPTIC



#### Maryland POOLS Inc.

9515 GERWIG LANE  
 SUITE 121  
 COLUMBIA, MD 21046  
 410-995-6600  
 800-252-8W/DM  
 WWW.MARYLANDPOOLS.COM

#### EQUIPMENT LIST

**DIRT/GRADING:** HAUL - 1 HOUR (IN CONTRACT)  
**SPA:** 50 SF W/6 JTS, 100W LGT & BLWR  
**RAISED BEAM:** FACED W/STONE (35 SF) (SPA)  
**TILE:** ME44  
**COPING:** 12" PA FULL RANGE FLAGSTONE (CUT)  
**PLASTER:** WHITE MARBELITE  
**FILTER SYS:** C&C 420 SF CART. W/VS-3050  
**CLEANING SYS:** PCC-2000  
**TREATMENT SYS:** MINERAL SPRINGS  
**CONTROL SYS:** EASYTOUCH 8  
**HEATER:** 400K BTU (NATURAL GAS)  
**LIGHTS:** THREE WATTS: 500 VOLTS: 120  
**LOVESEAT:** (1) 6.5' (INSIDE)  
**AQUA BENCH:** (1) 34'  
**RAIL GOODS:** NONE  
**DECKING:** BY OWNERS CONTRACTOR  
**FENCE:** BY OWNERS CONTRACTOR  
**POOL COVER:** NONE TYPE: N/A  
**CHEMICALS:** \$100 CHEMICAL ALLOWANCE  
**OTHER ITEMS:** LENS KIT; EQUIPOTENTIAL BONDING GRID;  
 2ND SET STEPS; WATERFALL PREP;

**ELECTRIC:** 900 FT. (TRI-STAR)

#### POOL STATISTICS

**SIZE/SHAPE:** 39'-6" x 41'-4" - CUSTOM (NON-DIVING)  
**POOL AREA:** 963 **SPA:** 50 **OTHER:**  
**TOTAL AREA:** 1,013  
**PERIMETER:** 148 **SPA:** 25  
**GALLONAGE:** 30,578 **DEPTH:** 2'-9" TO 5'-6"

#### DIRECTIONS TO SITE

**DIRECTIONS:** MILES: 000 **MAP #**  
 RTE 32 NORTH-EXIT RTE 108 EAST LEFT/SHEPPARD LANE LEFT/  
 PREAKNESS CIRCLE LEFT/RUNNING FENCE-HOUSE AT END OF  
 CUR-DE-SAC. **4933**  
**GRID**  
**J-4**

Dr. Netsere Teskayohannes & Eden Kalsay  
 12200 Running Fence Lane  
 Clarksville, Maryland 21629  
 Howard County

**HOME PHONE:** 410-531-7830  
**OFFICE PHONE:**  
**CELL PHONE 1:** 301-873-4785 (His)  
**CELL PHONE 2:**

**LOT:** 15 **SUBDIVISION NAME:** WALNUT GROVE **DISTRICT:** 05 **PIN #** 448743

#### SITE PLAN

**ZONE:** ONE

**SCALE:** 1"=60' **BY:** JLR **DATE:** 12/02/13 **JOB NUMBER:** DT13-10642 **SHEET #:** 1.0

#### SITE PLAN

1"=60'  
 LOT # 15

WALNUT GROVE  
 TAX ACCOUNT # 448743  
 MAP 0028, GRID 0018, PARCEL 0074  
 ELECTION DISTRICT: 05  
 HOWARD COUNTY, MARYLAND

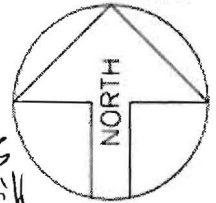
REVISION:

**PERMIT NUMBERS**  
**POOL:**  
**ELECT:**  
**OTHER:**

PERMIT SET

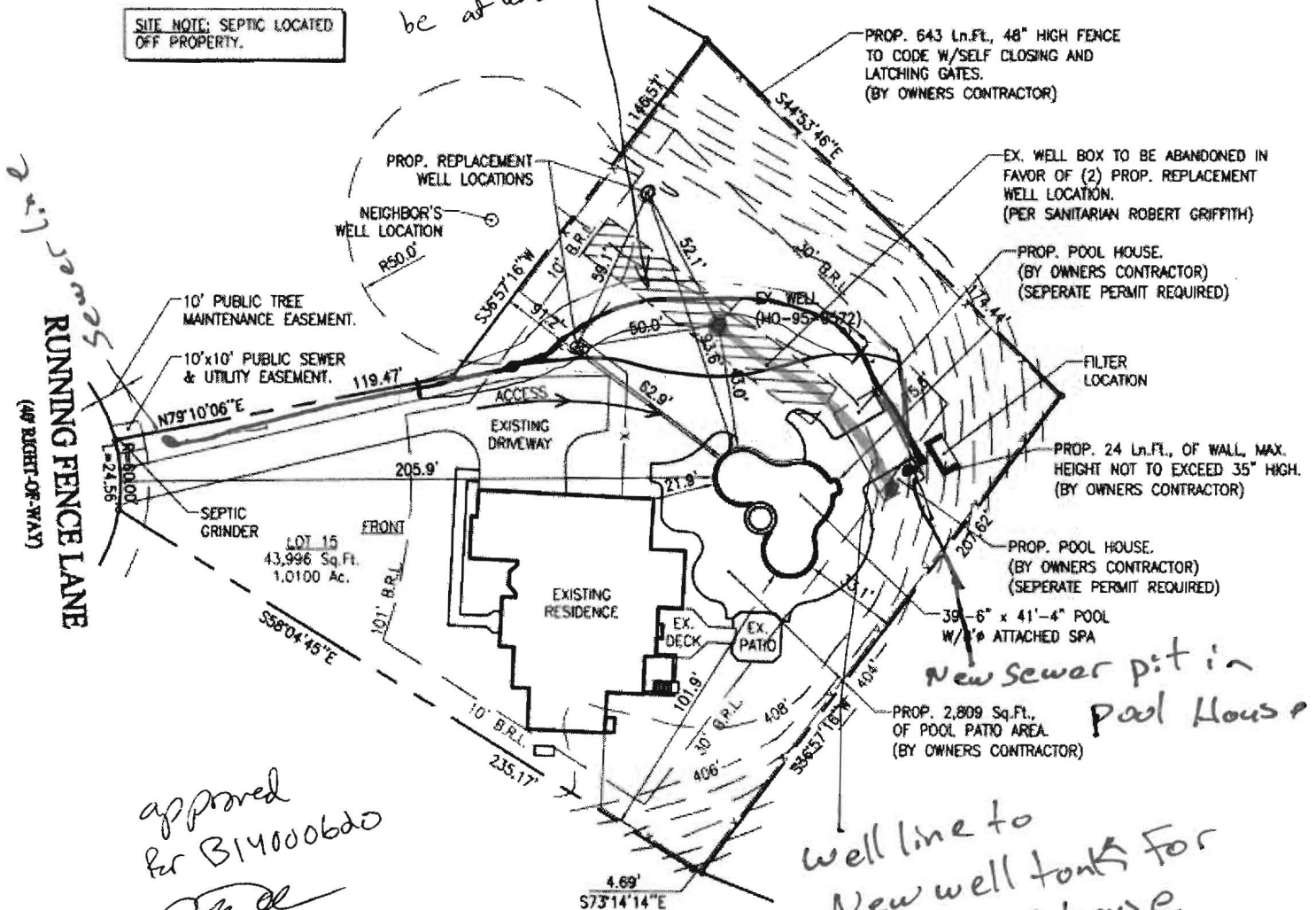
DATE: 12-2-13

# PRIVATE WELL & SEPTIC



portion of F.M. within 50' of well + alt. well sites must be encased in concrete. Encased line must still be at least 10' from well sites. or use SDR 11

SITE NOTE: SEPTIC LOCATED OFF PROPERTY.



approved  
for B14000620  
u/4/14

well line to  
New well tank for  
pool house

REVISION:

PERMIT NUMBERS

POOL:  
ELECT:  
OTHER:

PERMIT SET

DATE: 12-2-13



*dedicated to excellence and service*

SALLY L. HODGE  
Vice President of Operations

3675 Park Ave., Suite 301  
Ellicott City, MD 21043

Office 410-313-8722  
Fax 410-313-8731  
sally@trinityhomes.com

Dear Avis Corbin,

10/20/11

RE: Building permit #B11000137

Lot# 15 Walnut Grove

12200 Running Fence La.

Clarksville 21029

Please revise this house type to a Berkshire, 2 story, full basement, 11 rooms, 4 full baths, 1 half bath, fireplace and garage (4 bedrooms) finished basement with full bath & half bath. Enclosed is a site development plan, 2 sets of construction drawings and a \$50 check. Please let me know ~~if there~~ when this has your approval.

Thank you.

*Sally L. Hodge*

CC: DED  
Zoning  
Heather

**RECEIVED**

OCT 20 2011

LICENSES & PERMITS  
DIVISION

*C/A 022985*

Comments: 3/10/2013

Date: 10/21/11

REVISED

STORMWATER MANAGEMENT  
FOR THIS SITE IS PROVIDED  
BY THE EXISTING STORMWATER  
POND FACILITY LOCATED  
ON BUILDABLE PRESERVATION  
PARCEL A, AND APPROVED  
UNDER F-06-31.

THE EXISTING WELL SHOWN ON LOTS 15  
TAG NO.S 95-0572 HAS BEEN FIELD  
LOCATED BY GUTSCHICK, LITTLE & WEBER  
PROFESSIONAL LAND SURVEYOR(S) AND IS  
ACCURATELY SHOWN.

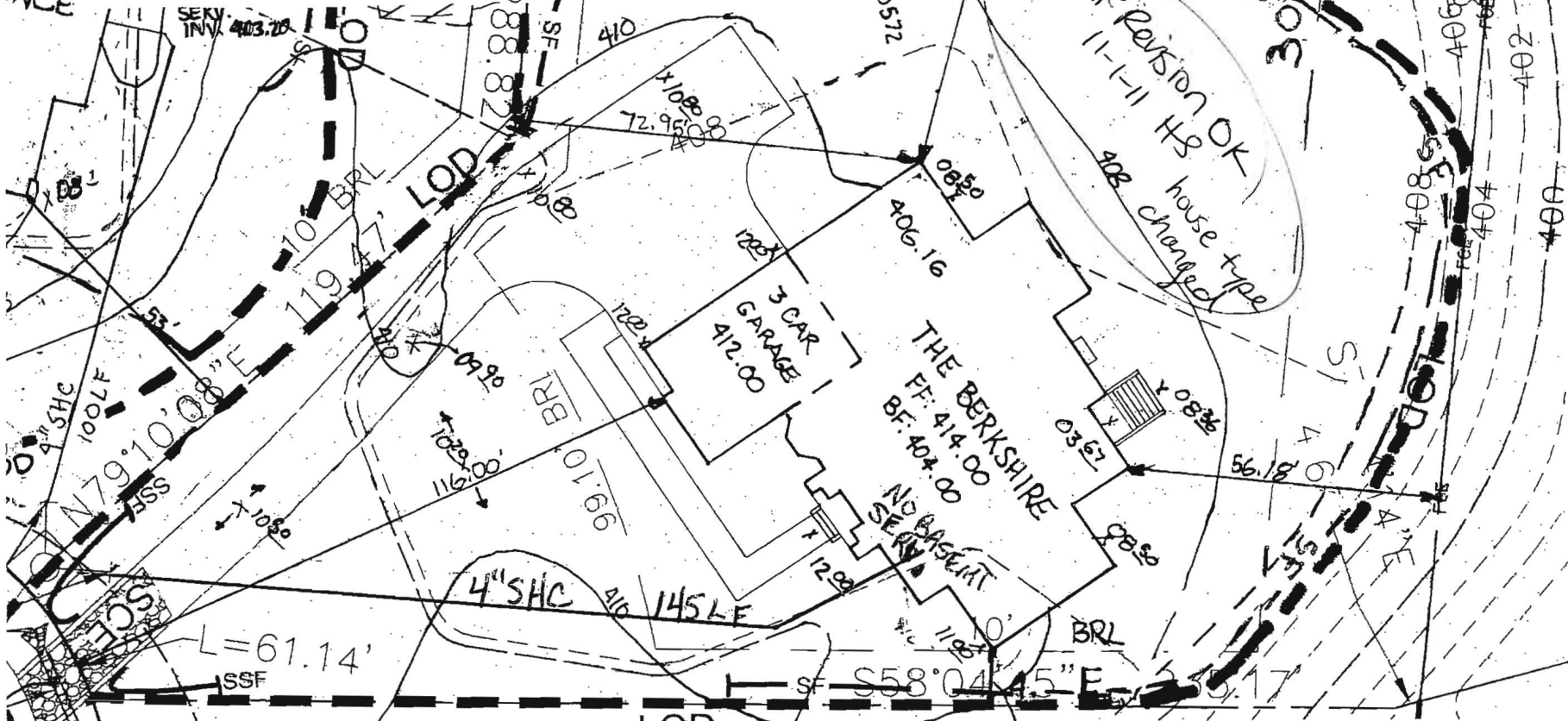
BUILDING OF LOTS 15 FLOOR AREAS:

BASEMENT FLOOR AREA: 3200  
FIRST FLOOR AREA: 3341  
SECOND FLOOR AREA: 3288  
NUMBER OF BEDROOMS: 5

BUILDING PERMIT NO.

SR  
NCE

SEV.  
INV. 403.75



1" = 30'



DEPT. OF INSPECTIONS, LICENSES AND PERMITS
3430 COURT HOUSE DRIVE
ELLICOTT CITY, MD 21043
PERMITS (410) 313-2455
INSPECTIONS (410) 313-1810
AUTOMATED INFORMATION (410) 313-3800
HOWARD COUNTY
PERMIT APPLICATION
PERMIT NUMBER
B11000137
Building Address: 12200 KUNNING FLECK LN CLARKSVILLE 21029
Suite/Apt. #: SDP/WP/Petition #: GP-11-35
Census Tract: Subdivision:
Section: Area: Lot: 15
Tax Map: 28 Parcel: 74 Grid:
Zoning: Map Coordinates: 4933 Lot Size: 44,280
Existing Use: VACANT LOT
Proposed Use: SDP
Estimated Construction Cost: \$322,195
Description of Work: ABBLY - 2 STORY, FULL BSMT, 10R, 2FB, 1HB, 1P GARAGE (5BR)
Occupant or Tenant: N/A
Contact Name:
Address:
City: State: Zip Code:
Phone: Fax:

BUILDING DESCRIPTION - COMMERCIAL
Building Characteristics: Height, No. of stories, Gross area, Use group, Construction type
Utilities: Water Supply, Sewage Disposal, Electric, Gas, Heating System, Sprinkler system
BUILDING DESCRIPTION - RESIDENTIAL
Building Characteristics: SF Dwelling, SF Townhouse, Depth, Width, 1st floor, 2nd floor, Basement, No. of Bedrooms, Multi-family dwellings, No. of efficiency units, No. of 1 BR units, No. of 2 BR units, No. of 3 BR units, Other Structure, Dimensions, Footings, Roof, State Certified Modular, Manufactured Home
Utilities: Water Supply, Sewage Disposal, Electric, Gas, Heating System, Sprinkler system

THE UNDERSIGNED HEREBY CERTIFIES AND AGREES AS FOLLOWS: (1) THAT HE/SHE IS AUTHORIZED TO MAKE THIS APPLICATION; (2) THAT THE INFORMATION IS CORRECT; (3) THAT HE/SHE WILL COMPLY WITH ALL REGULATIONS OF HOWARD COUNTY WHICH ARE APPLICABLE THERETO; (4) THAT HE/SHE WILL PERFORM NO WORK ON THE ABOVE REFERENCED PROPERTY NOT SPECIFICALLY DESCRIBED IN THIS APPLICATION; (5) THAT HE/SHE GRANTS COUNTY OFFICIALS THE RIGHT TO ENTER ONTO THIS PROPERTY FOR THE PURPOSE OF INSPECTING THE WORK PERMITTED AND POSTING NOTICES.
Applicant's Signature: Sally L. Hodge
Print Name: SALLY HODGE
Email Address: SALLY@TRINITYHOMES INC
Title/Company: VP OPERATIONS - TRINITY
Date: 12/14/10

Checks payable to: DIRECTOR OF FINANCE OF HOWARD COUNTY
\*\*PLEASE WRITE NEATLY AND LEGIBLY.\*\*
FOR OFFICE USE ONLY -
AGENCY: Land Development, DPZ
DATE:
SIGNATURE APPROVAL:
DPZ SETBACK INFORMATION: Front, Rear, Side, Side St., All minimum setbacks met?
Filing fee: \$100.00
Permit fee: \$
Excise tax: \$
Add'l per fee: \$50.00
TOTAL FEES: \$
Sub-total paid: \$
Balance due: \$
Check: #
Validation: #
CONTINGENCY CONSTRUCTION START: ONE STOP SHOP:
Distribution of Copies: White: Building Officials, Green: LDD, DPZ, Yellow: DED, DPZ, Pink: Health, Gold: SHA
T:Operations/Updated forms



## 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](https://www.facebook.com/hocohealth)

Twitter: [HowardCoHealthDep](https://twitter.com/HowardCoHealthDep)

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

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### MEMORANDUM

TO: John Polizos  
Landscape Lawn Services

FROM: Jeff Williams  
Program Manager, Well & Septic Program

RE: B14000620  
Pool House at 12200 Running Fence Lane

DATE: March 20, 2014

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After review of the above referenced building permit, the following items are required:

- A revised plot plan must be submitted showing the sewer line from the pool house connecting to the main sewer line from the house to the grinder pit. Details of the elevations, connections, and cleanouts must be shown. The well line from the well to the pool house must also be shown.
- A Sewer House Connection permit must be obtained from the Health Department prior to Health approval of the building permit. Please note that the installation of both the sewer connection and the well line must be inspected by the Health Department at the time of installation.

The building permit will be placed on hold pending these corrections.



## Williams, Jeffrey

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**From:** Williams, Jeffrey  
**Sent:** Thursday, March 20, 2014 10:04 AM  
**To:** 'sales@hometownlandscape.com'  
**Cc:** 'netsere@aol.com'  
**Subject:** B14000620 12200 Running Fence Lane  
**Attachments:** B14000620\_12200 Running Fence\_memo.pdf

Please see the attached memo with Health comments for building permit B14000620

Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health  
Howard County Health Dept.  
410-313-4261  
[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)

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**Williams, Jeffrey**

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**To:** netsere@aol.com  
**Subject:** RE: Pre approval for water and septic system

We would allow the pool house to be served directly by the well via a split in the well line, so that the house and the pool house have separate pressure tanks. We would also allow the pool house to send wastewater to the grinder pit by the street via a tie-in to the sewer connection coming from the house.

I noticed on your plan that you propose a sink at the outdoor kitchen. You may recall that your well water tested high for radium and a reverse-osmosis system was installed at the kitchen tap to reduce the radium levels. Because the primary function of the outdoor sink will likely be human consumption, you must install a similar system at that sink. No additional testing is required. We would want the building permit site plan to indicate the system to be installed at the sink.

Also be advised that all the wastewater from the showers and the sink must be routed to the sewage disposal system. You must obtain a septic permit from us prior to performing any exterior work (laying the line and tying in to the sewer house connection line). You also must contact our office to conduct an inspection of the well line from the Y to the pool building before it is backfilled.

Let me know if you have any questions. Thanks

Jeff Williams  
Program Supervisor, Well & Septic Program  
Bureau of Environmental Health  
Howard County Health Dept.  
410-313-4261  
[jewilliams@howardcountymd.gov](mailto:jewilliams@howardcountymd.gov)

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**From:** netsere@aol.com [mailto:netsere@aol.com]  
**Sent:** Sunday, February 09, 2014 9:15 PM  
**To:** Williams, Jeffrey  
**Subject:** Pre approval for water and septic system

Date: 2-8-2014

RE: Netsere Tesfayohannes, MD  
12200 Running fence lane  
Clarksville, MD, 21029

Dear Mr. Williams,

Attached you find, the plan for the pool house I am proposing to build. Based on our discussion by phone, I am trying to obtain a pre approval for the septic and water system. Specifically, we are trying to direct water from the well (Y piece) to the pool house, where we will be

installing separate pressure tank and filtration system. In addition, we are also looking into channeling the septic/water drain in to the sewer line before it gets to the shared septic tank. The whole effort is directed at avoiding major digging in our finished basement.

The main purpose of the pool house is to have a shower system outside the main house. We are not building any bedrooms.

Your prompt attention to the matter will be greatly appreciated as the whole project (swimming pool/pool house) depend on your response.

Thank you in advance,

Sincerely,

Netsere  
301 873 4785

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Thank you.

## **Martin, Sharhonda**

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**From:** Pickett, Tom  
**Sent:** Wednesday, November 21, 2012 12:56 PM  
**To:** Day, Lori; Martin, Sharhonda; Scott, Heidi; Wolf, Kevin; Baker, Brian; Hart, Amy; Tuder, Matt  
**Cc:** Pickett, Tom  
**Subject:** U & O Release 12200 Running Fence

This morning Tom Pickett observed the start-up of a Sewage Grinder Pump at the Walnut Grove Shared Septic System:

Walnut Grove, Contract 50-4330-D  
Trinity , Lot #15  
12200 Preakness Circle Lane  
Clarksville, MD 21029

The Sewage Grinder Pump test was successful ; the Bureau of Utilities releases its hold on this property for U&O.  
This should be the 66<sup>th</sup> house in service

Matt  
410-313-4934 office  
410-978-1320 mobile