

Menu Save Reset Cancel Help

Approved
MPZ 1/12/25

Record Detail * (This section is required.)

Permit Type	Permit Number	Opened Date
Building/Residential/Misc/Pool Spa	B25005181	11/19/2025
Description of Work		
SFD/ INSTALL 29 X 14 BARRIER REEF LAGUNA 29 INGROUND FIBERGLASS NON-DIVING POOL, W/ DEEP END SEATING, FENCE TO CODE**SUBJECT TO FIELD INSPECTION**		

Online BP.
g/l 12/22/25

[check spelling](#)

Address * (This section is required.)

Search Reset Clear Get Parcel & Owner

Street #	Street Name	Street Type
5300	AERIE	CT
Unit Type	Unit #	X Coordinate
-Select-		-76.97475
		Y Coordinate
		39.22465
City	State	Zip Code
CLARKSVILLE	MD	21029
	Primary	Yes

Parcel * (This section is required.)

Search Reset Clear Get Address & Owner

GIS ID *	Parcel	Parcel Area	Land Value	Improved Value	Exemption Value	Plan Area
880399	388	3	296200	1077900	781700	RURAL

Legal Description

IMPSLOT 8 3.000 A[]5300 AERIE CT[]EAGLE POINT LANDING

[check spelling](#)

Block	Lot	Census Tract	Council Dist	Inspection Dist	Supervisor Dist	Map #	DAP Zone
	8	605101	5				
Plan Area	State Tax Id	Subdivision Name					
	1405408466	EAGLE POINT LANDING					
Section	Area	Tax Map					
		28					
Grid	Zoning District	ADC Map					
28-21	RR-DEO	4933-D5					
SDP No.	Final Plan No.	WP File No.					
Record Plat No.	WS Contract No.	FDP No.			Primary	Yes	
7961							
Owner Occupied	Year Built	Historic District					
☐ Yes ☐ No	1990	☐ Yes ☒ No					
Historic District Registry No.	Stat Area	Flood Plain					
	5-02A	☐ Yes ☒ No					
Building No							

Owner * (This section is required.)

Search Reset Clear

Name *
TRUST
Address Line 1
5300 AERIE CT
Address Line 2

Address Line 3

Mail City
CLARKSVILLE
Mail State
MD
Mail Zip Code
21029

Phone
301-523-6026
Primary
Yes
E-mail
Cell Number
Fax Number

Professionals (This section is not required.)

License # *
08010142932
License Type *
MHIC Ind
Primary
Yes
Business Name
INFASCAPES PROPERTY MANAGEMENT LLC
First Name
MATTHEW
Middle Name
Last Name
SMITH
Address Line 1
409 WILLOW BEND DRIVE
Address Line 2
City
GLEN BURNIE
State
MD
ZIP Code
21060-0000
Phone 1
4102202300
Phone 2
Fax
0000000000
E-mail
INFO@INDASCAPES.COM

Applicant (This section is not required.)

Search As Owner As Lic. Prof As Contact

Type *
Applicant
Relationship
Applicant
Primary
Yes
First Name
Matthew
MI
Last Name
Smith
Full Name
Matthew Smith
Organization Name
IPM Pools and Patios
Street Address
207 Magothy Bridge Rd
Address Line 2
City
Pasadena
State
MD
Zip Code
21122
Phone
410-739-4865
Cell
410-739-4865
Fax
E-mail *
info@ipmpoolsandpatios.com

Addtl Info

Est Construction Cost *
84000
Housing Units *
0
Number of Buildings *
0
Public Owned
No
Construction Type
649 - All Other Buildings and Structures

POOL INFORMATION

MISCELLANEOUS POOL INFORMATION

Capital Project-No Fee *
☐ Yes ☒ No
Capital Project Number
(Text)
Fee Exempt *
☐ Yes ☒ No
Water Supply *
Private
Sewage Disposal *
Private
Existing Use *
SFD
Type of Pool or Spa *
In Ground Pool
Pool Safety Device *
Fence
Electrical Permit Number
Expiration Date
(Text) 6/16/2026

Submit Cancel

Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Friday, December 26, 2025 10:16 AM
To: info@ipmpoolsandpatios.com
Subject: B25005181

Good morning,

After review of the proposed pool plans for B25005181 and conducting a site visit to the property, we need additional information to move forward with the HD building permit approval. We kindly request that you submit a revised plot plan to scale showing the well location & well line along with the appropriate distances from the well/well water line. Additionally, the plan needs to show the pool equipment location, the dirt spoil pile location and access to ensure that the vehicle equipment excavation process does not interfere with any well/septic components and/or the Sewage Disposal Area (SDA). Also, there is a minimum setback requirement of 10 feet from the well water line to the pool. Please let me know if you have any questions and thank you kindly.

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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#4084160
PERMIT

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY
BUREAU OF ENVIRONMENTAL HEALTH
461-9933

INDEXED

P 44921

A 40041

DISTRICT _____

DATE 8/31/89

DATE SYSTEM APPROVED 2 AUG 89

INSPECTOR RIF

Jack Fyock

IS PERMITTED TO INSTALL X ALTER _____

ADDRESS _____

PHONE _____

SUBDIVISION Eagle Point Landing

ROAD 5300 Aerie Ct.

LOT 8

PROPERTY OWNER Tony Capilano

Rudolph W. Becker, Jr.

ADDRESS _____

IF GARBAGE GRINDER IS USED INCREASE SEPTIC TANK CAPACITY BY 50% AND ABSORPTION AREA BY 22%.

GARBAGE GRINDER? YES _____ NO X

SEPTIC TANK CAPACITY 1250 GALLONS

NUMBER OF BEDROOMS 4

TRENCHES - 180 sq. ft. per bedroom. Trench to be 2 ft. wide. Inlet 4 feet
below original grade. Bottom maximum depth 8 feet below original
grade. 4 feet of stone below distribution pipe.

LOCATION - As seen from Aerie court, start the first trench 130' down the
right lot line and 225' off this same lot line. Run trenches
along contour towards right lot line.

PLANS APPROVED BY M. Rifkin

DATE 11/30/88

COVER NO WORK UNTIL INSPECTED AND APPROVED

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

NOTE: CLEANOUT REQUIRED EVERY 70 FEET OF SEWER LINE AND/OR AT 90° SWEEPS IN LINES FROM HOUSE TO DRAIN FIELDS

NOTE: ALL PARTS OF SEPTIC SYSTEMS (I.E. TANK, DISTRIBUTION BOX, TRENCHES) TO BE 100 FEET FROM WELL (UNLESS OTHERWISE SPECIFICALLY AUTHORIZED)

NOTE: IF DEEP TRENCHES ARE USED CALL FOR INSPECTION BEFORE AND AFTER PLACING GRAVEL IN TRENCHES

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER NO ABSORPTION TRENCH TO EXCEED 100 FEET IN LENGTH.

NOTE: ALL PIPE FROM HOUSE TO SEPTIC TANK MUST BE CAST IRON OR SCHEDULE 40 PVC OR ABS

PERMIT VOID AFTER TWO YEARS

NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRA COTTA OR PVC OR ABS
ACCEPTED. IF TOP OF SEPTIC TANK IS DEEPER THAN 3 FEET, MANHOLE TO GRADE REQUIRED

NOTE: DISTRIBUTION BOXES MUST HAVE BAFFLES

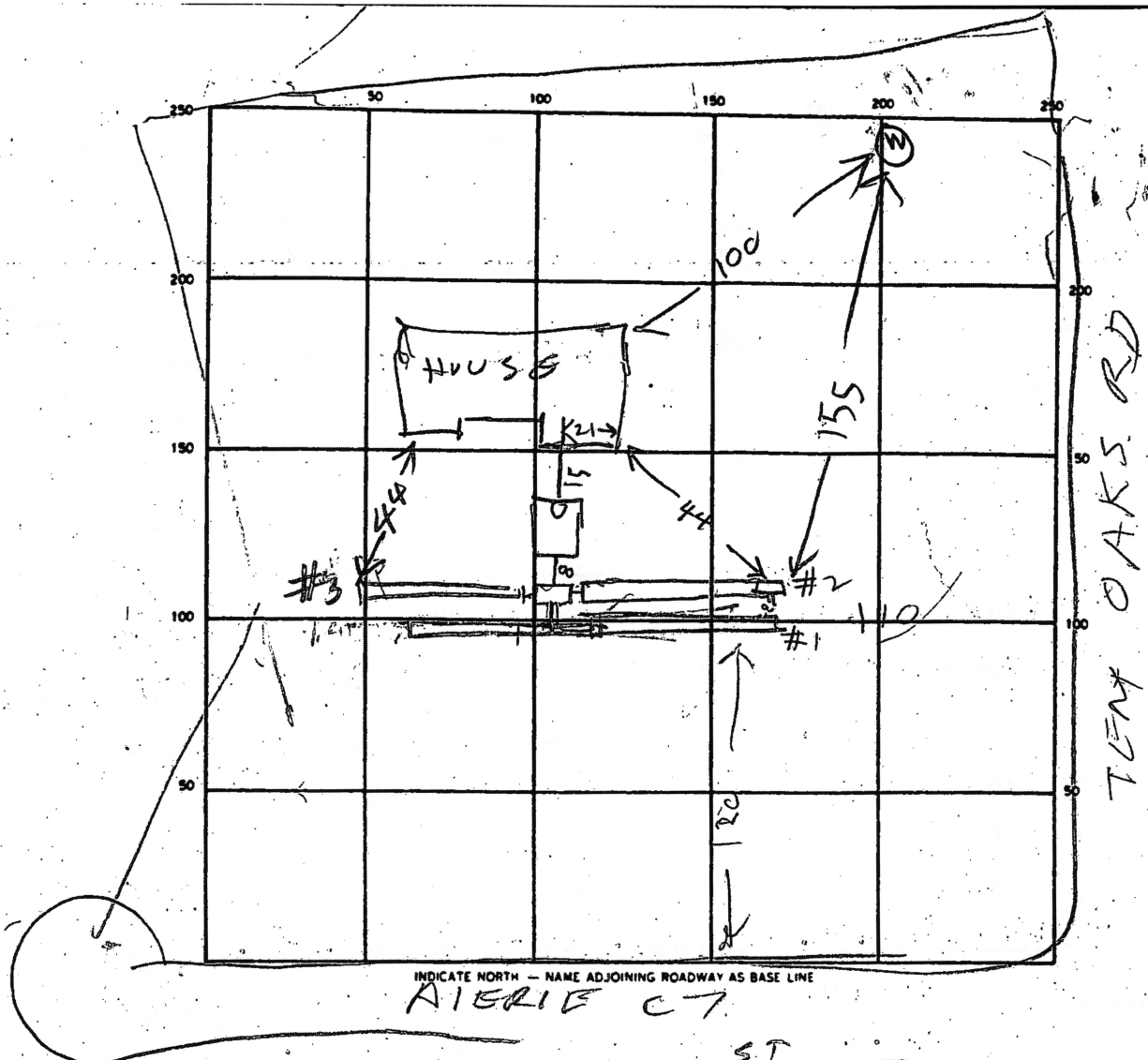
B.O.G. PERMIT SIGNED
AND RETURNED 4/7/90

Seal # 33228 - deck

***INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT**

***CALL 461-9933 FOR INSPECTION OF SEPTIC SYSTEMS.**

A 40041



SEPTIC TANK LEVEL OK 1500 CLEANOUTS ST OK

DISTRIBUTION BOX LEVEL OK

DRAIN FIELD/TILE FIELD DEPTH 8 FT. TRENCH WIDTH 2 FT. INLET DEPTH 3 1/2 FT.

EFFECTIVE GRAVEL DEPTH 4 FT. TOTAL LENGTH

1	2	2	4
87	49	48	

 FT.

NUMBER OF TRENCHES 3 ONE SIDEWALL/BOTTOM AREA _____ SQ. FT.

DRYWELL INSIDE DIAMETER _____ FT. EFFECTIVE DEPTH BELOW INLET _____ FT.

ABSORBENT AREA _____ SQ. FT.

REMARKS 8-13-89 1145 AM - TRENCH #2 8.3 DUG & PARTLY STABIL
FINISH DIGGING #1 & ADD STONE
8/3/89 - TRENCH #3 DUG FINISH ADDING
STONE & COVER RH

DATE SYSTEM APPROVED 3 AUG 89 INSPECTOR B. J. Hodges

GENERAL NOTES:

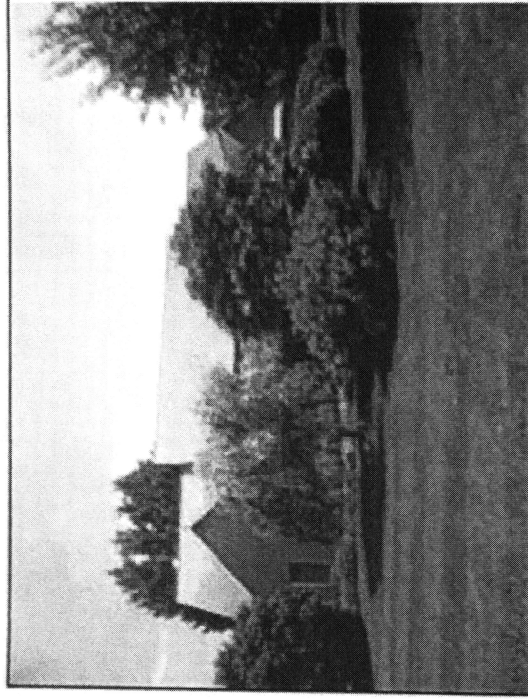
- 1) The accuracy of the distances shown from any structure to any apparent property line is 1".
- 2) This drawing does not represent a Boundary Survey. Any property markers labeled hereon are not guaranteed by NTT Associates, Inc.
- 3) This plat is of benefit to a consumer only insofar as it is required by a lender; a title insurance company or its agent in connection with contemplated transfer, financing, or refinancing.
- 4) This plat does not provide for the accurate identification of property boundary lines, but such identification may not be required, for the transfer of title or securing financing or refinancing.
- 5) This plat is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future improvements.
- 6) Unless noted on the drawing, no title report was provided, deed or record plat. Any easements, restrictions, rights of way, or any other property alterations not referred to in the current title deed may not be shown.
- 7) Unless otherwise noted, the bearings and north arrow shown hereon are in the meridian of the current title deed or record plat.
- 8) Building Restriction Line Information, if shown, was obtained from existing records only and is not guaranteed by NTT Associates, Inc.
- 9) Flood Zone Information shown on FIRM maps is subject to interpretation.
- 10) Improvements which in the surveyor's opinion appear to be in a state of disrepair or considered "temporary" may not be shown.
- 11) If it appears encroachments may exist, a Boundary Survey is recommended to determine the exact location of the property boundary lines and improvements.
- 12) The locations of fence lines, if shown, are approximate.

APPARENT ENCROACHMENT NOTES:

- 1) There are no apparent encroachments.

JOB SPECIFIC NOTES:

- 1) Atlantic Seaboard Easement & Private Sewerage Easement were scaled from the plat.



5300 AERIE COURT
CLARKSVILLE, MARYLAND 21029

PRINTING INSTRUCTIONS:

- 1) With the drawing open in Adobe Reader, select "Print..." in the "File" menu
- 2) Select the desired printer
- 3) Choose the "All" option under "Pages to Print"
- 4) Choose the "Actual size" option under "Page Sizing & Handling"
- 5) To print in COLOR click "Print", for BLACK & WHITE continue to step 6
- 6) Click the "Properties" button
- 7) Choose the "Imaging" tab
- 8) Check the "Print text as black" & "Print graphics as black" boxes (this will remain the default until unchecked)
- 9) Click "OK"
- 10) Click "Print"

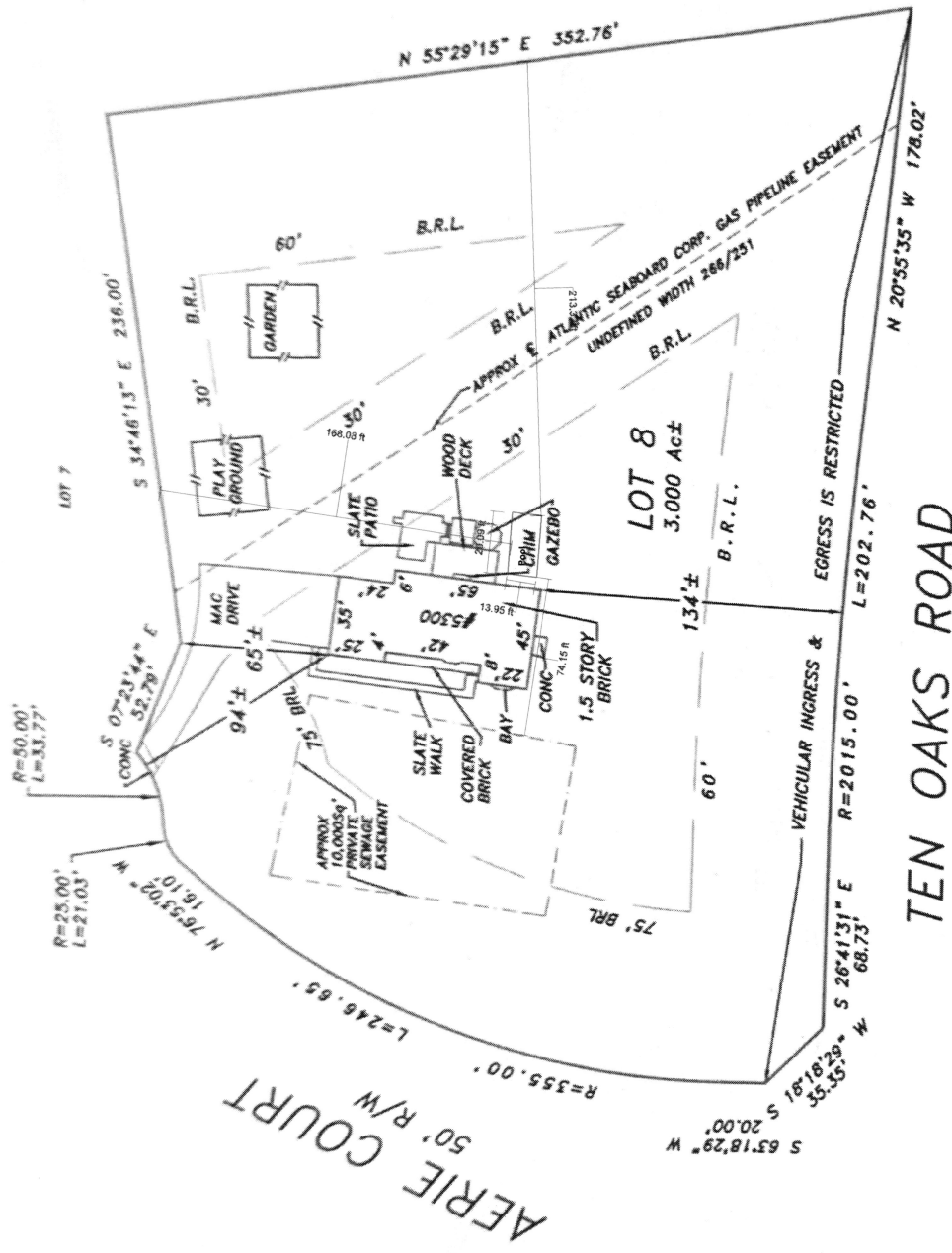
SURVEYOR LEGEND:

Property Lines:	_____	Fence Line (Metal, Wire):	_____X_____
Buildings:	_____	Fence Line (Wood, Plastic):	_____//_____
Improvements:	_____	Right of Way:	_____
Building Restriction Line:	_____	100 Year Flood Plain:	_____
Easement Lines:	_____	Forest Conservation:	_____
Easement Lines:	_____	Septic Reserve Areas:	_____
Old Lot Lines:	_____	Overhangs:	_____

NTT Associates, Inc.

16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Subject property is shown in Zone X
on the FIRM Map of Howard County,
Maryland on Community Panel Number
24027C0130D, effective 11/06/2013



SCALE
1"=25'

LOT 7

LOT 8
3.000 Ac±

TEN OAKS ROAD

The purpose of this drawing is to locate, describe, and represent the positions of buildings and substantial improvements affecting the property shown hereon, being known as:

Lot 8 as shown on the plat entitled "Eagle Point Landing (Lots 1-16)" recorded among the land records of Howard County, Maryland in Plat Number 7961

This is to certify that I either personally prepared or was in responsible charge over the preparation of this drawing and the surveying work reflected in it, all set forth in Regulation .12 of Chapter 09.13.06 of the Code of Maryland Annotated Regulations.

This is page one of a two page document. The advice found on the affixed page is an integral part of this drawing, and is not valid without all pages.



James Carl Hudgins
Property Line Surveyor #96
Expiration Date: 3/11/16

LOCATION DRAWING
5300 AERIE COURT
5th ELECTION DISTRICT
HOWARD COUNTY, MARYLAND

NTT Associates, Inc.
16205 Old Frederick Rd.
Mt. Airy, Maryland 21771
Phone: (410) 442-2031
Fax: (410) 442-1315
www.nttsurveyors.com

Scale: 1"= 80'
Date: 6/16/2014
Field By: SCK
Drawn By: SCK
File No.: MISC 11133
Page No.: 1 of 2

Eshenbaugh, Melanie

From: Eshenbaugh, Melanie
Sent: Monday, January 5, 2026 9:45 AM
To: Matt Smith
Subject: RE: B25005181

Good morning Matt,

I will discuss this concern with my supervisor. Since there is a minimum setback of 10' and the distance shown is close to the 10' requirement, we want to ensure that the well water line is not impacted during construction and another site visit may be necessary. Do you whether the well line is marked on the property?

Melanie Eshenbaugh
Bureau of Environmental Health
Howard County Health Dept.
8930 Stanford Blvd. Columbia, MD 21045
www.hchealth.org



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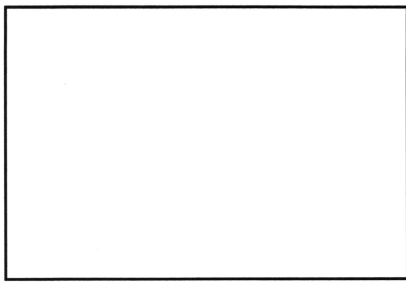
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From: Matt Smith <info@ipmpoolsandpatios.com>
Sent: Friday, January 2, 2026 3:12 PM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: B25005181

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The well line was located by the homeowner. He used his well company to tell him where the line was.



On Fri, Jan 2, 2026 at 15:01 Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Good afternoon Matt,

I reviewed the plan and it appears that the well location is shown closer to pool than what was determined based on a desktop review, HD records, and a site visit to the property. I do not have any concerns with meeting the setback from the pool to the well casing, but you're showing a well line a little over the 10' minimum setback (12.73'). Since this is much closer to the setback distance I wanted to confirm whether the well water line was located by the property owner, your company, or another contractor? Please let us know and thank you kindly. Hope you have a Happy New Year and a nice weekend.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

www.hchealth.org



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From: Matt Smith <info@ipmpoolsandpatios.com>
Sent: Monday, December 29, 2025 12:26 PM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: B25005181

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Ok, Thank you! It has been uploaded!

On Mon, Dec 29, 2025 at 10:30 AM Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Good morning Matt,

Thank you providing the attached. Please upload the revised copy the online permits portal and I will complete my review of the building permit shortly. Hope you have a safe and healthy New Year.

Melanie Eshenbaugh

Bureau of Environmental Health

Howard County Health Dept.

8930 Stanford Blvd. Columbia, MD 21045

www.hchealth.org



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From: Matt Smith <info@ipmpoolsandpatios.com>
Sent: Monday, December 29, 2025 10:08 AM
To: Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov>
Subject: Re: B25005181

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Good Morning,

Here is the updated plat to include the information you requested, please let me know if you have any questions!

Matt Smith.

On Fri, Dec 26, 2025 at 10:15 AM Eshenbaugh, Melanie <MEshenbaugh@howardcountymd.gov> wrote:

Good morning,

After review of the proposed pool plans for B25005181 and conducting a site visit to the property, we need additional information to move forward with the HD building permit approval. We kindly request that you submit a revised plot plan to scale showing the well location & well line along with the appropriate distances from the well/well water line. Additionally, the plan needs to show the pool equipment location, the dirt spoil pile location and access to ensure that the vehicle equipment excavation process does not interfere with any well/septic components and/or the Sewage Disposal Area (SDA). Also, there is a minimum setback requirement of 10 feet from the well water line to the pool. Please let me know if you have any questions and thank you kindly.

Melanie Eshenbaugh

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