



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
 Facebook: www.facebook.com/hocohealth

Maura

J. Rossman, M.D., Health Officer

RECEIPT DATE: 11/6/25 **ONSITE SEWAGE DISPOSAL SYSTEM** P 590264

INSTALLATION APPROVAL DATE: 1/7/2026/mc **PERMIT** A _____
SEWER HOUSE CONNECTION
(upgrade)

PROPERTY ADDRESS: 955 Sunset Valley Drive

SUBDIVISION: Sunset Valley LOT: 6 TAX ID: 03-307905

CONTRACTOR: Hartfield's Equip. EMAIL: _____

CONTRACTOR ADDRESS: _____ PHONE: _____

PROPERTY OWNER: David and Elizabeth Brunone EMAIL: _____

OWNER ADDRESS: 955 Sunset Valley Drive, Sykesville, MD 21784 PHONE: 404-376-6622

NUMBER OF BEDROOMS: 7 CONNECTED TO PUBLIC WATER: YES NO

LOCATION:	INSTALL 4" SEWER LINE PER APPROVED SITE PLAN.
NOTES:	

ISSUED BY: K. Wolf ISSUE DATE: 11/6/2025 EXPIRATION DATE: 11/6/2026

NOTE: CONTRACTOR REGISTERED WITH THE STATE OF MD ON-SITE WASTEWATER PROFESSIONALS BOARD: CONFIRMED

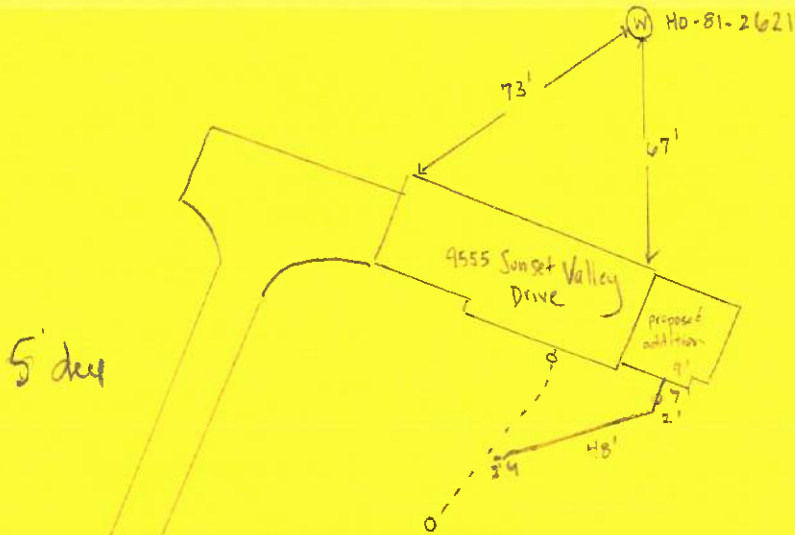
NOTE: HOWARD COUNTY BUREAU OF UTILITIES APPROVAL OF GRINDER PUMP INSTALLATION IS REQUIRED PRIOR TO SEPTIC PERMIT APPROVAL

NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING

NOTE: AN ELECTRICAL PERMIT IS REQUIRED FOR INSTALLATION OF ANY ELECTRICAL COMPONENTS OF THE SYSTEM

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 FOR INSPECTION OF SEPTIC SYSTEM.

NOT TO SCALE



Cornerstone · GC = Phillip Carlacci @ 301-525-8368

ROAD NAME

TRENCH/DRAINFIELD DATA

WIDTH _____ INLET _____ BOTTOM _____

NUMBER OF TRENCHES _____
 TOTAL LENGTH _____
 ABSORPTION AREA _____
 DISTRIBUTION BOX LEVEL _____
 DISTRIBUTION BOX BAFFLE _____
 DISTRIBUTION BOX PORT _____

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL _____
 MANUFACTURER _____
 CAPACITY _____ GAL
 SEAM LOC _____
 TANK LID DEPTH _____
 BAFFLES _____
 BAFFLE FILTER _____
 MANHOLE LOC _____
 6" PORT LOC _____
 WATERTIGHT TEST _____
 SLOTTED _____
 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 _____

SEPTIC CONTRACTOR ONSITE INSTALLING SYTEM *to Hatfield's*
 SEPTIC CONTRACTOR ONSITE LICENSED WITH THE STATE OF MD: YES/NO

PRE-CONSTRUCTION NOTES: *(Chase Plumbing & Well Services installed site for addition)*

CONTROL PANEL DATA

CONTROL PANEL HEIGHT _____
 (MIN 30")
 INSPECTION DATE _____
 INSPECTION: PASS/FAIL (CIRCLE ONE)

NOTE: sewer line for addition is bedded in small crushed stone (small #67's)

INSTALLATION NOTES:

12/12/25 - site info, Cornerstone Remodeling onsite. site: sewer line for addition exposed for inspection not all of the line for the addition was exposed for inspection, the line up to the step down to the main line was observed. The step down and other connections into the main line was not excavated therefore not able to be inspected. Contacted Hatfield's (Ken Sr) who said that he'd get Cornerstone to excavate that section for inspection will call HD when it's exposed & ready for inspection.
1/7/26 Inspected Addition Septic line where it connects to the main septic line. Drops 5' into the septic line. Pipe is Sch. 40 and pipe has been glued. OK to backfill. (MB)

FINAL INSPECTOR M. Boras DATE OF APPROVAL 1/7/26



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

RECEIPT DATE: 4-8-25 **ONSITE SEWAGE DISPOSAL SYSTEM** P 589027

APPROVAL DATE: 5-7-25 **PERMIT: UPGRADE** A _____

PROPERTY ADDRESS: 955 Sunset Valley Drive, Sykesville, MD 21784

SUBDIVISION: Sunset Valley LOT: 6 TAX ID: 03-307905

CONTRACTOR: Hotfields Equipment EMAIL: ken@hotfieldsequipment.com

CONTRACTOR ADDRESS: P.O. Box 519, Annapolis Junction, MD 20701 PHONE: 301-490-4289

PROPERTY OWNER: David and Elizabeth Brunone EMAIL: _____

OWNER ADDRESS: 955 Sunset Valley Drive, Sykesville, MD 21784 PHONE: _____

SEPTIC TANK SIZE: 2000 PUMP SIZE: N/A PUMP TANK CAPACITY: N/A

DISTRIBUTION SYSTEM: GRAVITY PRESSURE DOSED BEDROOMS: _____ APPLICATION RATE: _____

TRENCHES:	LINEAR FEET REQUIRED: <u>182</u>	INLET DEPTH: <u>3</u>
	TRENCH WIDTH: <u>3</u>	MAXIMUM BOTTOM DEPTH: <u>8</u>
	MINIMUM SPACE BETWEEN TRENCHES: <u>10</u>	EFFECTIVE AREA BEGINNING DEPTH: <u>4</u>
LOCATION:	SYSTEM TO BE STAKED BY DESIGNER AND VERIFIED BY APPROVING AUTHORITY DURING PRE-CONSTRUCTION INSPECTION.	
NOTES:	<ol style="list-style-type: none"> Proposing 7-bedroom total with future bump out addition. Pump out and abandon existing septic system. Install 2000gal septic tank and install 2 x 91 ft trenches. 	

ISSUED BY: Zack Silvest ISSUE DATE: 4/8/25 EXPIRATION DATE: 4-8-26

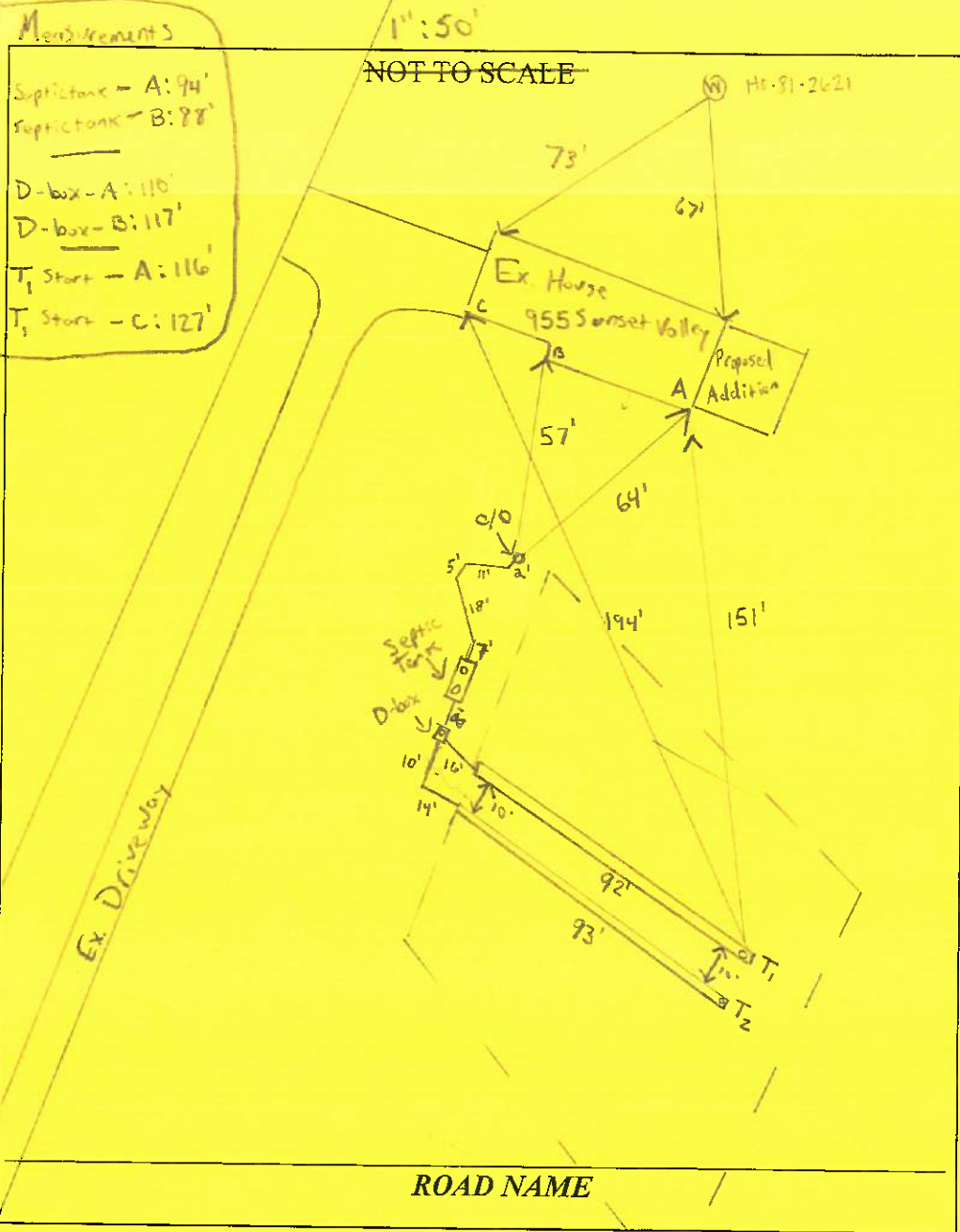
- NOTE: CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION INSPECTION PRIOR TO BEGINNING ANY INSTALLATION
- NOTE: CONTRACTOR REGISTERED WITH THE STATE OF MD ON-SITE WASTEWATER PROFESSIONALS BOARD: CONFIRMED
- NOTE: CONTRACTOR MUST SCHEDULE AN INSPECTION AND GAIN APPROVAL OF ALL COMPONENTS PRIOR TO COVERING
- NOTE: STONE MUST BE APPROVED BY HEALTH DEPARTMENT AND GRAVEL TICKET MUST BE AVAILABLE FOR REVIEW.
- NOTE: WATERTIGHT SEPTIC TANKS REQUIRED
- NOTE: ALL PARTS OF SEPTIC SYSTEM SHALL BE AT LEAST 100 FEET DOWNGRADE 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: THE HCHD DOES NOT WARRANT ANY SYSTEM AND CANNOT GUARANTEE THE PERFORMANCE OF THIS SYSTEM AS DESIGNED. BY ACCEPTING THIS PERMIT, THE OWNER AND/OR APPLICANT ACKNOWLEDGE THAT THE SPECIFICATIONS DETAILED IN THIS DESIGN ARE ONE POSSIBLE OPTION AND THAT THE HCHD WILL REVIEW OTHER PROPOSALS. YOU HAVE THE OPTION TO SEEK THE ADVICE OF A QUALIFIED DESIGN CONSULTANT OR PROFESSIONAL ENGINEER FOR FURTHER GUIDANCE.
- NOTE: AN INDIVIDUAL CERTIFIED BY MDE AND THE MANUFACTURER FOR BAT INSTALLATION MUST BE PRESENT AT ALL TIMES DURING BAT INSTALLATION.
- 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.**

Measurements

- Septic tank - A: 94'
- Septic tank - B: 88'
- D-box - A: 110'
- D-box - B: 117'
- T₁ Start - A: 116'
- T₁ Start - C: 127'

NOT TO SCALE



TRENCH/DRAINFIELD DATA

WIDTH	INLET	BOTTOM
3'	3'	8'
NUMBER OF TRENCHES	2	
TOTAL LENGTH	185'	
ABSORPTION AREA	555' + Sidewall	
DISTRIBUTION BOX LEVEL	Yes	
DISTRIBUTION BOX BAFFLE	Yes	
DISTRIBUTION BOX PORT	Yes	

SEPTIC TANK DATA

SEPTIC TANK 1 LEVEL

MANUFACTURER	Baldwin
CAPACITY	2000 GAL
SEAM LOC	Top
TANK LID DEPTH	1'3" - 2'6"
BAFFLES	6" Front / 4" Back
BAFFLE FILTER	
MANHOLE LOC	Front/Back
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	Yes
DATE ON LID	3-18-25

PUMP/SEPTIC TANK LEVEL N/A

MANUFACTURER	
CAPACITY	GAL
SEAM LOC	
TANK LID DEPTH	
BAFFLES	
BAFFLE FILTER	
MANHOLE LOC	
6" PORT LOC	
WATERTIGHT TEST	
SLOTTED	
DATE ON LID	

SEPTIC CONTRACTOR ONSITE INSTALLING SYTEM: Nate Heath
 SEPTIC CONTRACTOR ONSITE LICENSED WITH THE STATE OF MD: YES/NO

PRE-CONSTRUCTION NOTES:

4/30/25 Reviewed plan with Contractor. He will be tying in to existing septic front line. SDA and tank locations staked. Trenches were not staked by engineer. Trench locations scaled off per plan and staked. Trenches are on center. Contractor to move d-box location so that it is next to the start of trench #1. (MB/RR)

INSTALLATION NOTES:

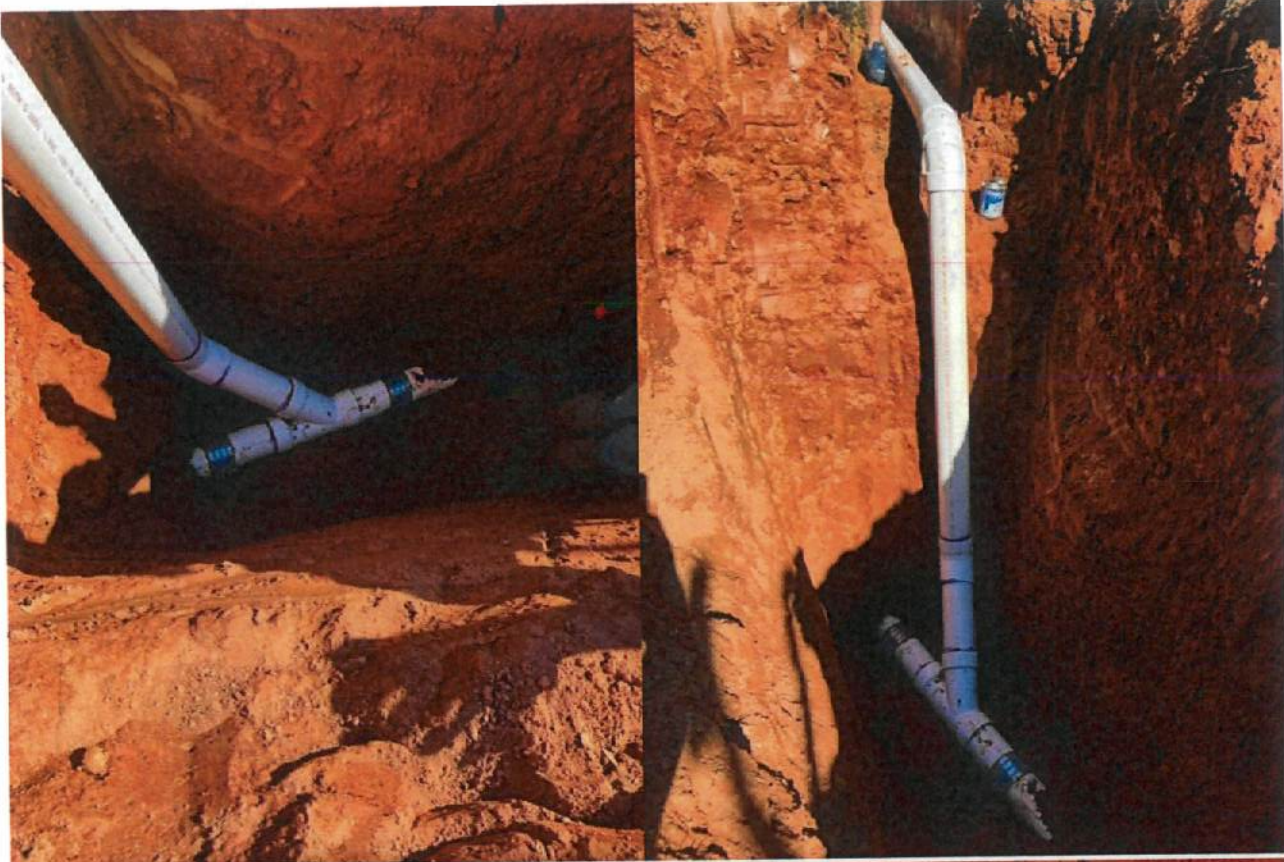
5/6/25 Contractor cut line to old tank and tied in to new tank. Clean out added and schedule 40 pipe. Old tank is level. D-box in place. Trench #1 installed per plan. Inlet is at 3. Stone looks good. Small amount of pipe. Old tank has been cleaned. OK to backfill works (MO)
 5/7/25 Trench #2 completed. Length, inlet depth per plan. Obs. port added to both trenches. D-box tested. Quikcrete used to seal d-box outlet pipe connections. OK to backfill (MO)

CONTROL PANEL DATA

CONTROL PANEL HEIGHT	N/A
(MIN 30")	
INSPECTION DATE	
INSPECTION: PASS/FAIL (CIRCLE ONE)	

FINAL INSPECTOR M. Burns

DATE OF APPROVAL 5/7/25



this section was
backfilled and
not observed by
the HD. 12/12/25



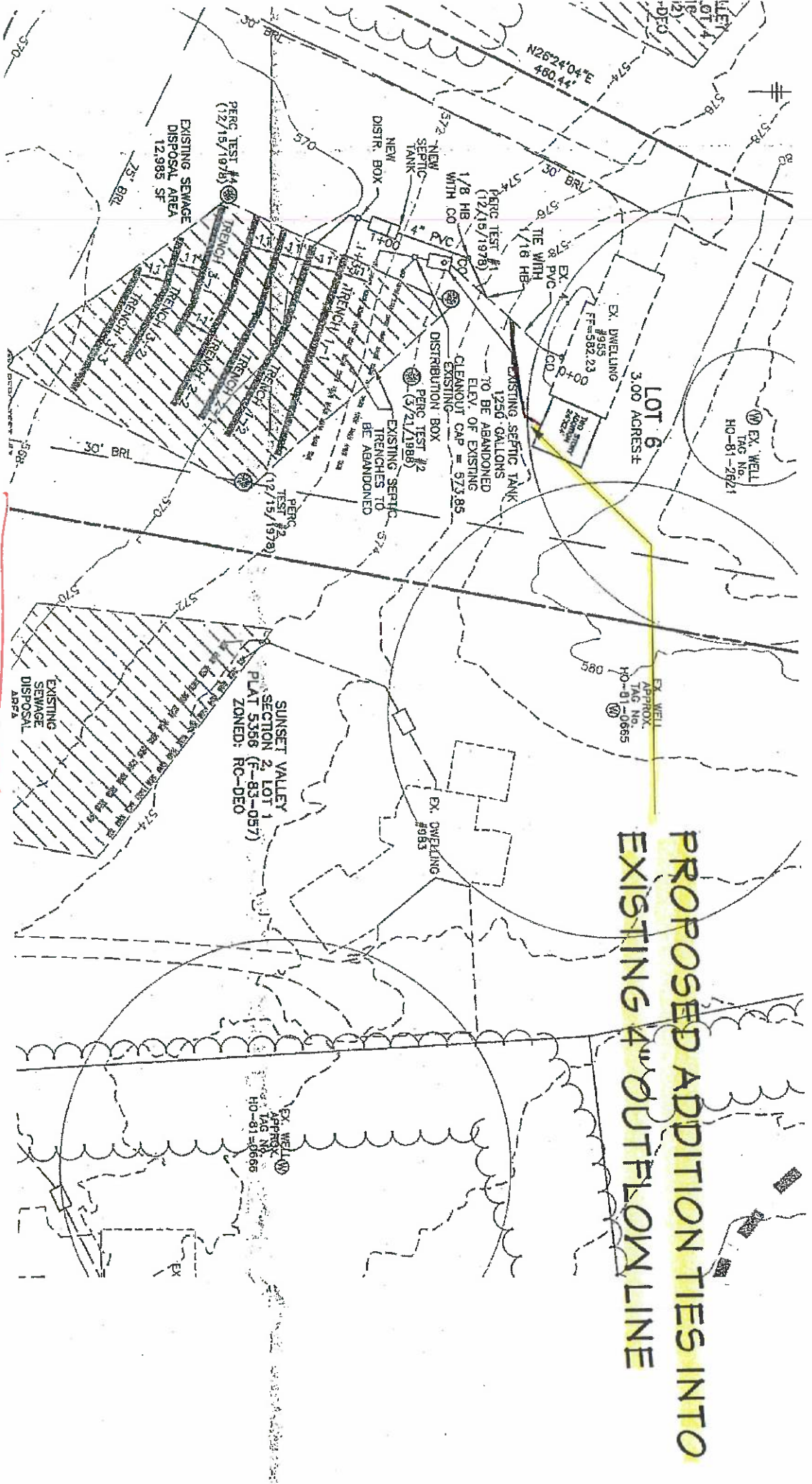
Thanks,

Kyle Myers
Architectural Designer

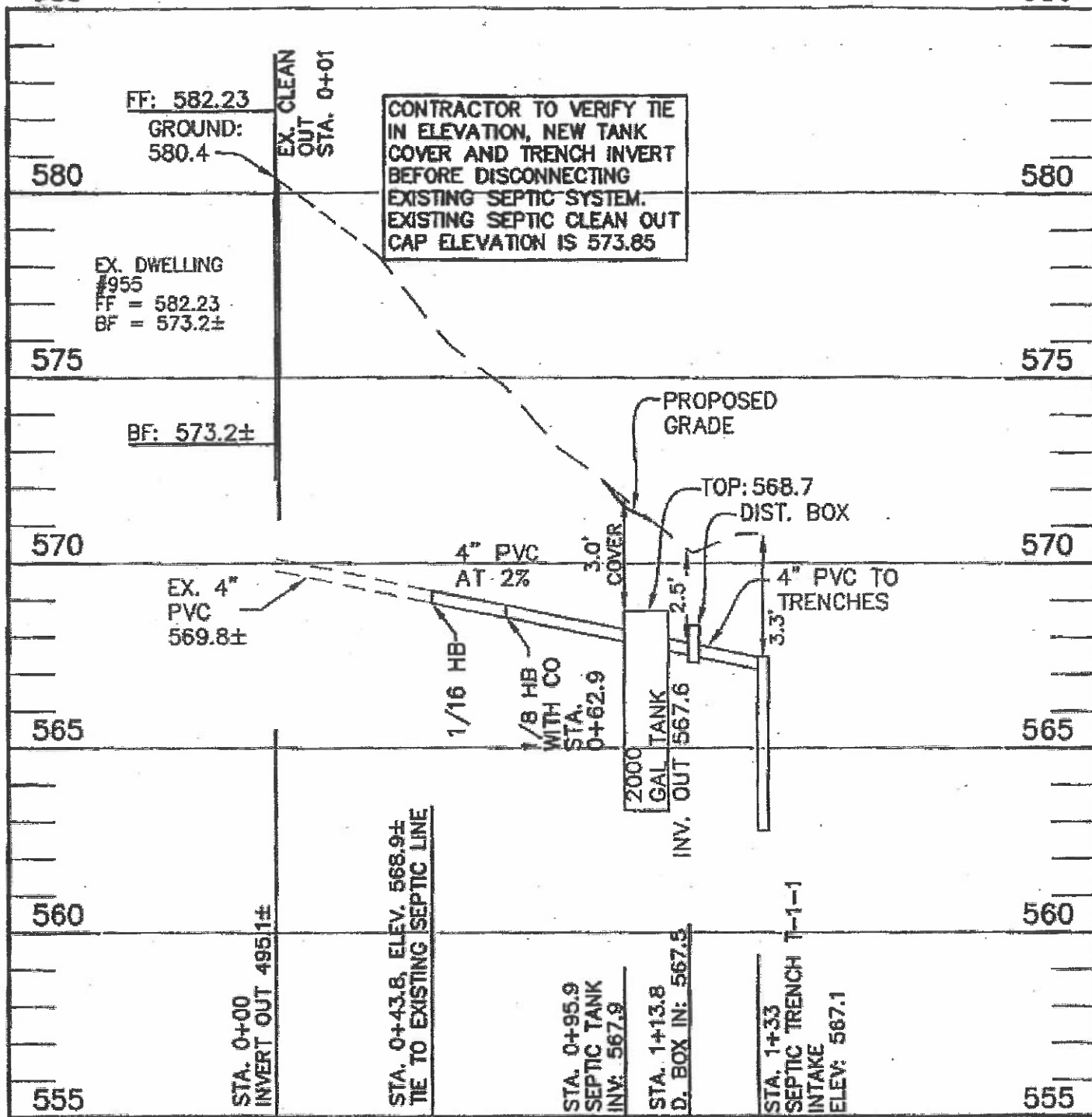
Cornerstone Remodeling
3273 Pine Orchard Lane Ste A
Ellicott City, MD 21042

955 Sunset Valley

**PROPOSED ADDITION TIES INTO
EXISTING 4th OUTFLOW LINE**



SHE Plan



SEPTIC SYSTEM - LOT 6

[Cornerstone.House](#)

On Oct 9, 2025, at 3:43 PM, Freemon, Robert <rfreemon@howardcountymd.gov> wrote:

Hi,
Have Hatfields send over the work they did for the sewer house connection (can be via email: pictures, locations, drawings). If more information is needed, our inspectors will let you know. They may need to physically inspect the SHC but I will leave that up to them. Technically speaking Hatfields should have called it in a couple days before the work so our inspectors could take a look at it before it gets covered up. Sounds like they can still uncover it if needed.

<Outlook-i0aem0dq.png>
8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program

Robert "Spencer" Freemon
PHONE: 410-313-6357

EMAIL: rfreemon@howardcountymd.gov

INTERACTIVE GIS: <https://data.howardcountymd.gov/InteractiveMap.html>

WEBSITE: <https://www.howardcountymd.gov/health/well-septic-program>

From: Kyle Myers <kyle@cornerstone.house>
Sent: Thursday, October 9, 2025 1:19 PM
To: Freemon, Robert <rfreemon@howardcountymd.gov>
Cc: Philip Carlaacci <philip@cornerstone.house>; Chris Hogsten <chris@cornerstone.house>
Subject: Re: Septic Tie In B25003186

WARNING!!!
This email originated from someone outside of Howard County
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unless you recognize the sender and know for sure that the content is safe

Spencer,

Following up on this permit. If you could give me a brief call to discuss it that would be very helpful.

Thanks,

Kyle Myers
Architectural Designer

Cornerstone Remodeling
3273 Pine Orchard Lane Ste A
Ellicott City, MD 21042
410.336.7011

[Cornerstone.House](#)

Chase Plumbing
& Well Services

On Oct 8, 2025, at 9:43 AM, Kyle Myers <kyle@cornerstone.house> wrote:

Spencer,

If possible could you call me to discuss the building permit listed above. Our team is preparing to tie into the septic system, as specified on the permit, but we wanted to confirm what sort of inspections, if any, needed to take place now that they are making that connection Best number is 3016393916 or you can follow up at my office number 4103367011

Thanks,

Kyle Myers
Architectural Designer

Cornerstone Remodeling
3273 Pine Orchard Lane Ste A
Ellicott City, MD 21042
410.336.7011

[Cornerstone.House](#)

Re: Septic Tie In B25003186 for 955 Sunset Valley

From Freemon, Robert <rffreemon@howardcountymd.gov>

Date Mon 10/20/2025 10:39 AM

To Kyle Myers <kyle@cornerstone.house>; Wolf, Kevin <KWolf@howardcountymd.gov>

Cc Page, Shepsura <spage@howardcountymd.gov>; Burns, Matthew <mburns@howardcountymd.gov>; Philip Caracci <philip@cornerstone.house>; Chris Hogsten <chris@cornerstone.house>

Kyle,

It appears Hatfields never paid/picked up the septic permit before doing the work. Hatfields will need to pay for the SHC permit (\$228) and schedule a day with the Health Dept. to have the work uncovered for inspection.

Call to Schedule
410-313-1771



8930 Stanford Blvd. Columbia, MD 21045
Bureau of Environmental Health
Well and Septic Program

Robert "Spencer" Freemon

PHONE: 410-313-6357

EMAIL: rffreemon@howardcountymd.gov

INTERACTIVE GIS: <https://data.howardcountymd.gov/InteractiveMap.html>

WEBSITE: <https://www.howardcountymd.gov/health/well-septic-program>

From: Kyle Myers <kyle@cornerstone.house>

Sent: Monday, October 20, 2025 9:14 AM

To: Freemon, Robert <rffreemon@howardcountymd.gov>

Cc: Wolf, Kevin <KWolf@howardcountymd.gov>; Page, Shepsura <spage@howardcountymd.gov>; Burns, Matthew <mburns@howardcountymd.gov>; Philip Caracci <philip@cornerstone.house>; Chris Hogsten <chris@cornerstone.house>

Subject: Re: Septic Tie In B25003186 for 955 Sunset Valley

WARNING!!!

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unless you recognize the sender and know for sure that the content is safe

Robert,

Just checking in on this to make sure everything looks ok?

Thanks,

Kyle Myers

Architectural Designer

Cornerstone Remodeling
3273 Pine Orchard Lane Ste A
Ellicott City, MD 21042
410.336.7011

[Cornerstone.House](#)

On Oct 13, 2025, at 1:38 PM, Kyle Myers <kyle@cornerstone.house> wrote:

Spencer,