

## Oswald, Hank

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**From:** Daniel Miller <jdmbuilders@gmail.com>  
**Sent:** Monday, July 16, 2018 8:54 PM  
**To:** Oswald, Hank  
**Subject:** Re: Building Permit\_3300 Florence Road  
**Attachments:** Sowter Waiver Letter.pdf

Hank, I have attached the waiver letter from Mr Sowter. Is this what you would be looking for??

Thanks, Dan

On Tue, Jul 3, 2018 at 3:01 PM, Oswald, Hank <[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)> wrote:

Hello Dan Miller:

I spoke to the Deputy Director, Mike Davis about the well and septic components located on 3300 Florence Road. He is willing to waive the percolation certification plan requirements for the proposed garage but you will need to submit a waiver request letter to make it official and the well must be upgraded (i.e. extend well casing above grade and install a pit-less adaptor).

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

Respectfully,

Hank

Hank Oswald

Licensed Environmental Health Specialist

Howard County Health Department

Bureau of Environmental Health

Well & Septic Program

8930 Stanford Boulevard

Columbia, MD 21045

410.313.1786 (Office)

[hoswald@howardcountymd.gov](mailto:hoswald@howardcountymd.gov)

## CONFIDENTIALITY NOTICE

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

July 31, 2018

Paul Sowter  
3300 Florence Road  
Woodbine, MD 21797

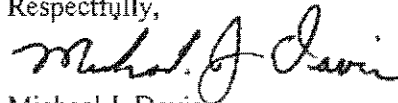
**RE: Waiver Approval**  
3300 Florence Road  
Woodbine, MD 21797

Mr. Sowter,

This letter is being issued in response to your waiver request dated July 11, 2018. This agency has **approved** the waiver to the required perc testing and Percolation Certification Plan. The approval is based on the fact that the proposed garage is on the opposite side of the house from the existing on-site sewage disposal system (OSDS) and the property is 7.84 acres. The proposed twenty-four (24) by twenty-four (24) foot garage will have minimal effect on the area available for future OSDS repairs. Any deviations from the proposed work indicated on the building permit site plan will be subject to further review by this Department. Future living space additions will likely require perc testing and a Percolation Certification Plan.

Any questions regarding this decision may be directed to the Well and Septic Program of the Howard County Health Department.

Respectfully,



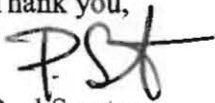
Michael J. Davis  
Assistant Director  
Bureau of Environmental Health

July 11, 2018

To Whom it May Concern,

I am requesting a waiver to the PERC Certification due to the fact that my existing lot is more than adequate for any future increase in the easement area and since the added square footage of the new garage will only be 576.

Thank you,

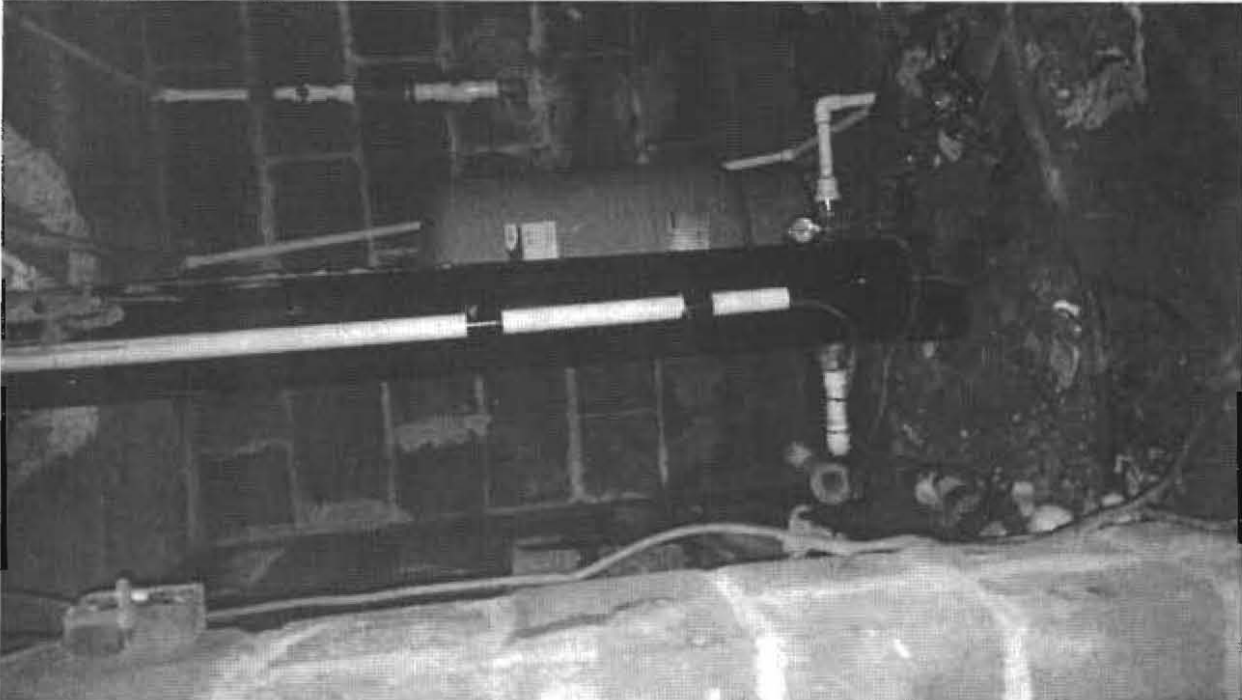
A handwritten signature in black ink, appearing to read 'P. Sowter', with a stylized flourish extending to the right.

Paul Sowter

3300 Florence Rd, Woodbine, MD 21797



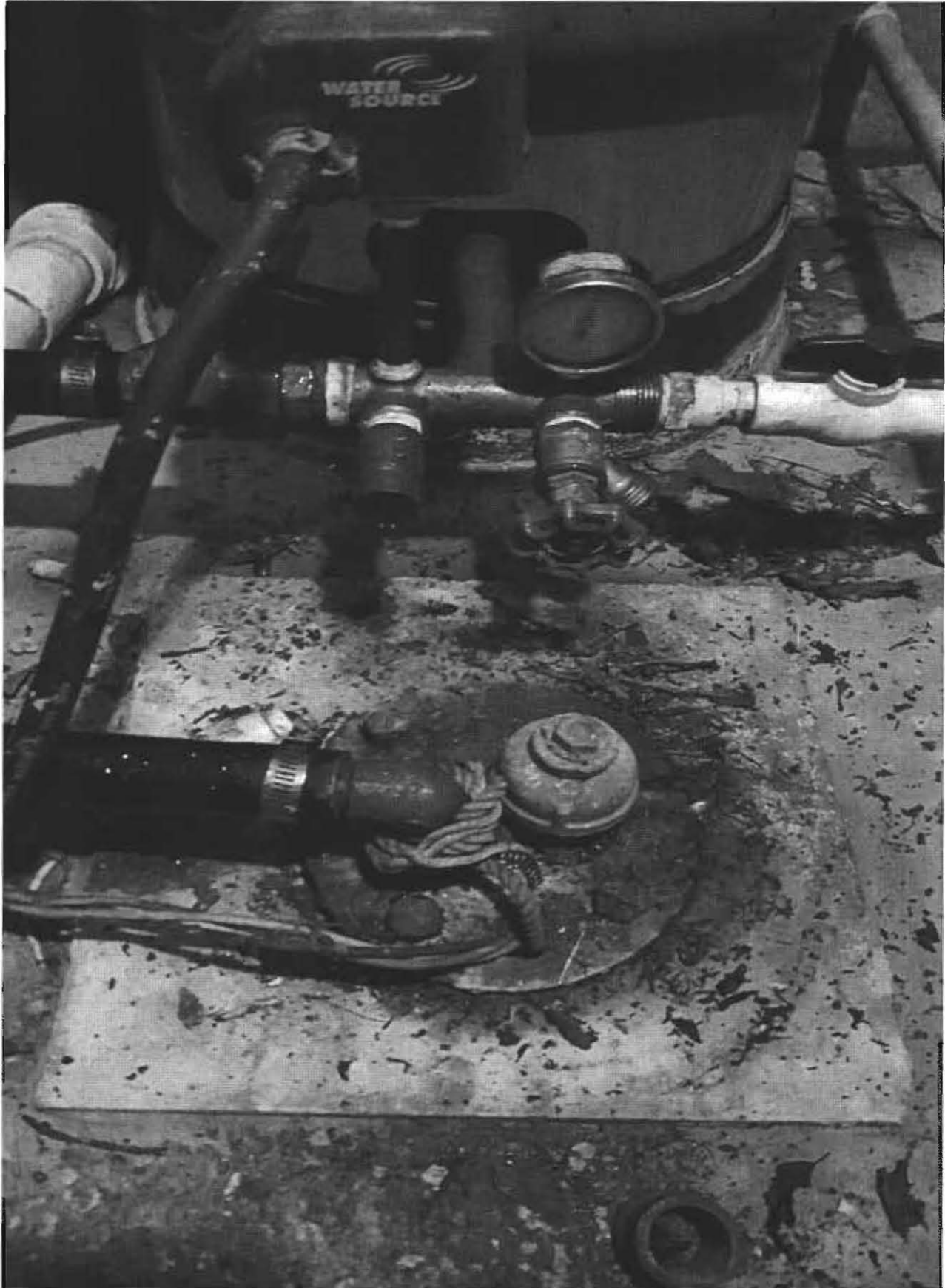
3300 Florence Road  
Woodbine, MD  
Well Upgrade for BP approval



3300 Florence Road  
Woodbine, MD  
Basement Well

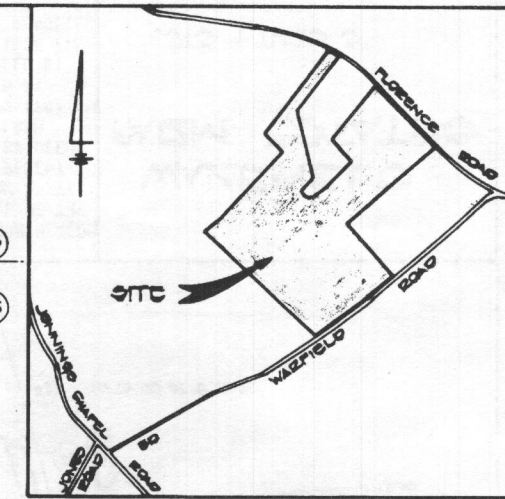
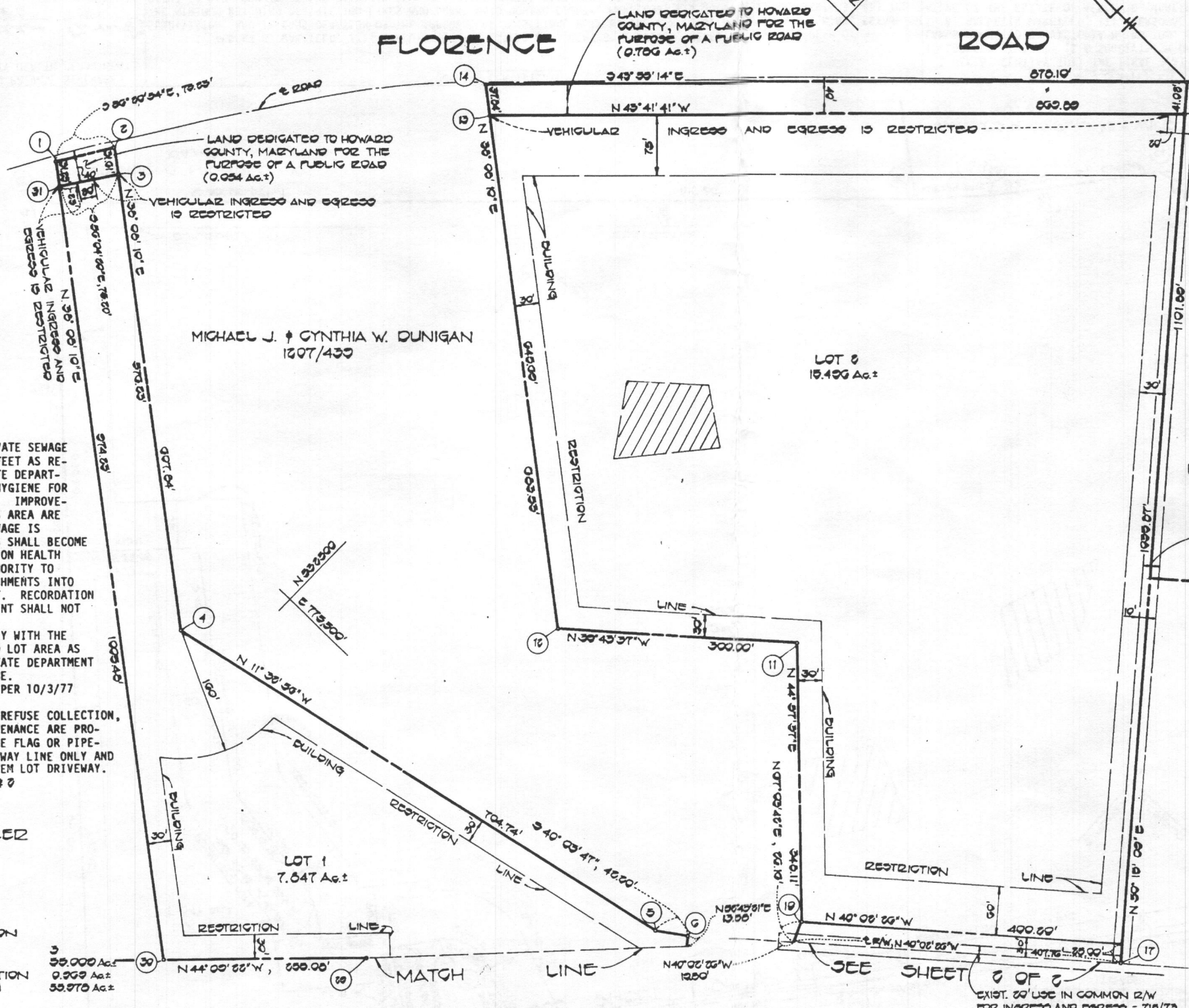


3300 Florence Road  
Woodbine, MD  
Basement Well



COORDINATE TABLE		
NO.	NORTH	EAST
1.	533092.85	775689.58
2.	533051.16	775752.21
3.	533026.29	775732.68
4.	532573.07	775376.85
5.	531882.59	775517.94
6.	531850.29	775545.10
7.	531775.00	775446.29
8.	531724.52	775488.61
9.	531710.57	775546.44
10.	531756.49	775654.95
11.	532002.81	775900.93
12.	532233.54	775709.19
13.	532741.40	776107.92
14.	532771.17	776131.29
15.	532138.67	776740.40
16.	532112.44	776708.86
17.	531434.12	775893.19
18.	530939.32	776302.26
19.	530935.78	776305.19
20.	530746.93	776079.50
21.	530646.20	775999.50
22.	530382.31	775612.86
23.	530388.18	775590.84
24.	530407.82	775517.20
25.	530571.98	775379.14
26.	530630.63	775313.85
27.	531379.23	774487.68
28.	531517.49	774657.86
29.	532118.98	775246.36
30.	532301.99	775068.67
31.	533068.27	775670.29

CURVE DATA					
NO.	RADIUS	LENGTH	Δ	TAN.	CHORD BEARING & DIST.
8-9	50.00	63.72'	73° 00' 45"	37.01'	N 76° 25' 56" W - 59.49'
20-23	3825.00'	606.89	09° 05' 27"	304.08	S 53° 43' 13" W - 606.27'



- NOTES:
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT VARIANCES FOR ENCROACHMENTS INTO THE PRIVATE SEWAGE EASEMENT. RECORDATION OF A MODIFIED SEWAGE EASEMENT SHALL NOT BE NECESSARY.
  - THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF HEALTH AND MENTAL HYGIENE.
  - SUBJECT PROPERTY ZONED "R" PER 10/3/77 COMPREHENSIVE ZONING PLAN.
  - FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG OR PIPESTEM AND THE ROAD RIGHT-OF-WAY LINE ONLY AND NOT ONTO THE FLAG OR PIPESTEM LOT DRIVEWAY.
  - EXIST STRUCTURES ON LOTS 1 & 2

J. R. TREIBLER  
T09/739

AREA TABULATION

NO. OF LOTS TO BE RECORDED	3
TOTAL AREA OF LOTS	33.000 Ac.±
TOTAL AREA OF ROAD DEDICATION	0.969 Ac.±
TOTAL AREA OF SUBDIVISION	33.970 Ac.±

LOT 1  
BUZNS PROPERTY  
PLAT 4995

EXIST. 20' USE IN COMMON  
B/W FOR INGRESS AND  
EGRESS. LIBER 399, FOLIO 709

ROBERT D. VEGHEZY & WIFE  
1109/973

**OWNER & DEVELOPER**  
ALBERT G. WARFIELD III  
8398 COURT AVENUE  
ELLICOTT CITY, MARYLAND 21043

RECORDED PLAT 5694  
ON 12-19-83 AMONG THE LAND RECORDS OF  
HOWARD COUNTY, MD

FISHER COLLINS & CARTER, INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
8300 COURT AVENUE  
ELLICOTT CITY, MARYLAND 21043

APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*Joseph B. ...* 12-12-83  
HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING

*Thomas G. ...* 12-19-83  
DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.  
HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

OWNER'S CERTIFICATE

I, ALBERT G. WARFIELD, III, EXECUTOR OF THE ESTATE OF ALBERT G. WARFIELD, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE OFFICE OF PLANNING AND ZONING, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND GRANT UNTO HOWARD COUNTY, MARYLAND, ITS SUCCESSORS AND ASSIGNS, (1) THE RIGHT TO LAY, CONSTRUCT AND MAINTAIN SEWERS, DRAINS, WATER PIPES AND OTHER MUNICIPAL UTILITIES AND SERVICES, IN AND UNDER ALL ROADS AND STREET RIGHT-OF-WAYS AND THE SPECIFIC EASEMENT AREAS SHOWN HEREON; (2) THE RIGHT TO REQUIRE DEDICATION FOR PUBLIC USE THE BEDS OF THE STREETS AND/OR ROADS, THE FLOODPLAINS AND OPEN SPACE WHERE APPLICABLE AND FOR GOOD AND OTHER VALUABLE CONSIDERATION, HEREBY GRANT THE RIGHT AND OPTION TO HOWARD COUNTY TO ACQUIRE THE FEE SIMPLE TITLE TO THE BEDS OF THE STREETS AND/OR ROADS AND FLOODPLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; AND (3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE; AND (4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS.

WITNESS MY/OUR HANDS THIS ... DAY OF SEPTEMBER, 1983.

*Albert G. Warfield III*

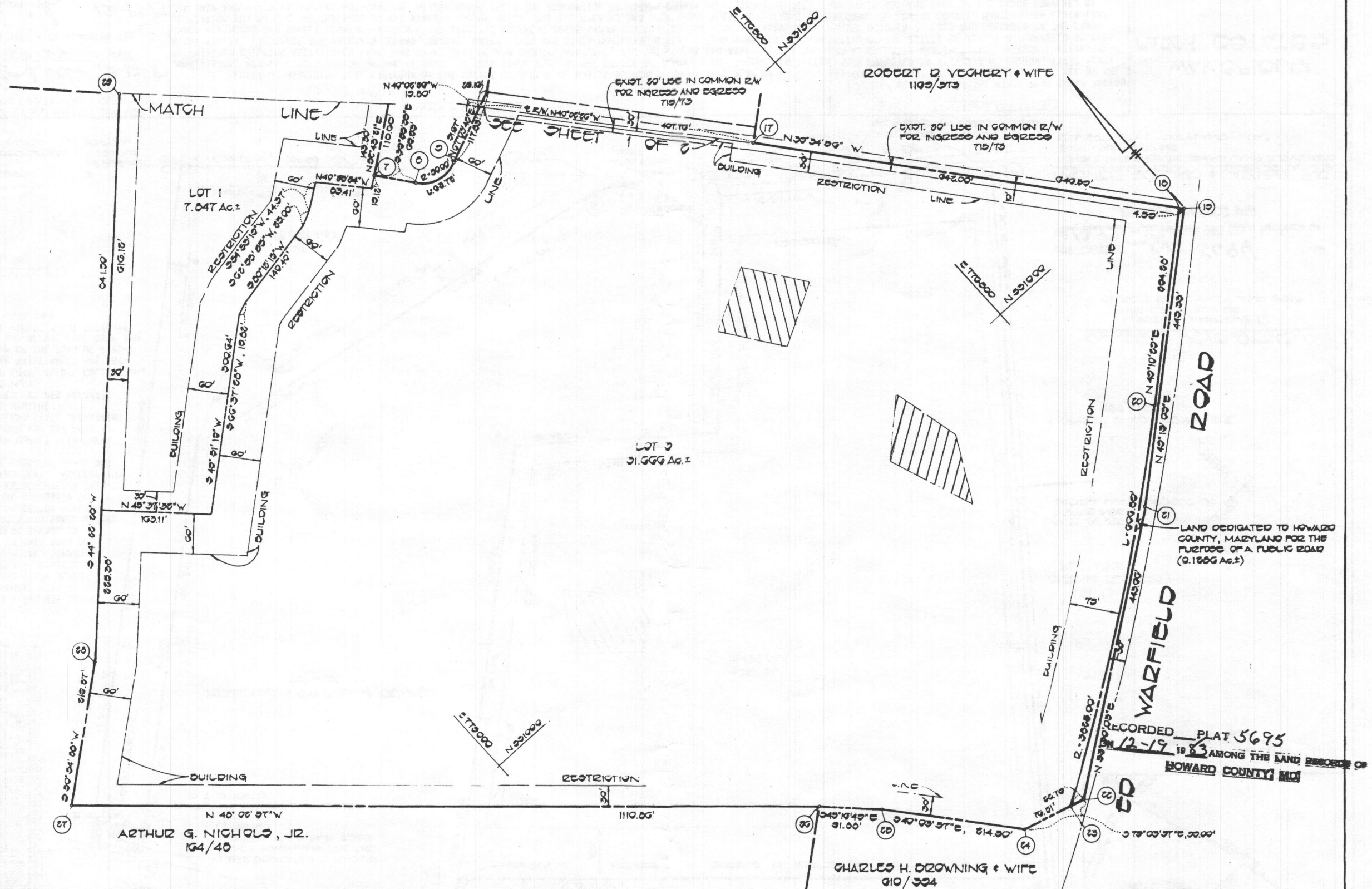
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY VICTORIA M. BOLTON, STRAW PARTY, TO A. GALLATIN WARFIELD, III, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALBERT G. WARFIELD BY DEED DATED OCTOBER 7, 1983 AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MARYLAND IN LIBER 1207 AT FOLIO 431 AND PART OF THE LANDS CONVEYED BY ALBERT G. WARFIELD, III TO ALBERT G. WARFIELD BY DEED DATED MARCH 3, 1975 AND RECORDED IN LIBER 715 AT FOLIO 73, AND THAT ALL MONUMENTS ARE IN PLACE, PRIOR TO THE ACCEPTANCE OF THE STREETS IN THE SUBDIVISION BY HOWARD COUNTY, AS SHOWN IN ACCORDANCE WITH THE ANNOTATED CODE OF MARYLAND, AS

**WAKEFIELD FARM ESTATES**

LOTS 1 THRU 3

TAX MAP #13 PARCEL #201  
4TH ELECTION DISTRICT  
HOWARD COUNTY, MARYLAND



APPROVED: FOR PRIVATE WATER AND PRIVATE SEWERAGE SYSTEMS, HOWARD COUNTY HEALTH DEPARTMENT.

*Jasper Boyles* 12-12-83  
 HOWARD COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY OFFICE OF PLANNING AND ZONING.  
*Thomas G. Harvia* 12-19-83  
 DIRECTOR DATE

APPROVED: FOR STORM DRAINAGE SYSTEMS, AND PUBLIC ROADS.  
 HOWARD COUNTY DEPARTMENT OF PUBLIC WORKS

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 WITNESS MY/OUR HANDS THIS 20 DAY OF SEPTEMBER, 1983.  
*Albert G. Warfield, III*

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WAKEFIELD FARM ESTATES

LOTS 1 THRU 3  
 TAX MAP #12 PARCEL # 601  
 4TH ELECTION DISTRICT

RECORDED PLAT 5695  
 12-19 1983 AMONG THE LAND RECORDS OF  
 HOWARD COUNTY, MD.