



# OWNERS DEDICATION

I, Josephine A. Petrillo, owner of the property shown and described herein, adopt this plan of subdivision and reserve the fee simple title to the beds of the streets and/or roads shown hereon and in consideration of the approval of this plat by the Planning Commission of Howard County, I, for myself, my heirs or assigns, do hereby grant unto the Board of County Commissioners of Howard County the right and option to acquire for the consideration of One Dollar the fee simple title to the beds of the streets and/or roads shown hereon, within the period of five years from the date of the recording of this plat among the Land Records of Howard County.

Witness my hand and seal this 31st day of January 1964

*Josephine A. Petrillo*  
Josephine A. Petrillo  
John M. Herron  
12345 Georgia Ave  
Silver Springs, Md

## ENGINEERS CERTIFICATE

I, hereby certify that the plan shown hereon is correct, that it is a subdivision of a part of the land which by deed dated March 29, 1961 and recorded among the Land Records of Howard County in Liber No 366, Folio 133 etc. was granted and conveyed by Edward S. Wilson and wife to Josephine A. Petrillo, and that iron pipes marked thus  $\circ$  and concrete monuments marked thus  $\bullet$  are in place as shown hereon.

I further certify that the requirements of Section 72 A to 72 D of the Annotated Code of Maryland Acts of 1951 (Title Clerk of Court - Subtitle Clerk of Circuit Court) as far as they relate to the marking of this plat and the setting of markers have been complied with.

*Claude M. Skinner Jr.*  
Claude M. Skinner Jr. Reg. Engineer & Land Surveyor No. 2237  
11 Court Place  
Ellicott City, Maryland

MAP OF  
SECTION 3 HIGHLAND ACRES  
FIFTH ELECTION DISTRICT OF HOWARD COUNTY  
HIGHLAND, MARYLAND  
SCALE: 1 IN. = 100 FT. JANUARY, 1964

## PLAT APPROVED BY

8-6-64 *Wilmer M. Sanner*  
Date Wilmer M. Sanner, Chairman of Planning Commission

8-5-64 *Thomas G. Morris Jr.*  
Date Thomas G. Morris Jr., Planning Director

8-25-64 *Herman O'Neill*  
Date Herman O'Neill, County Roads Supervisor

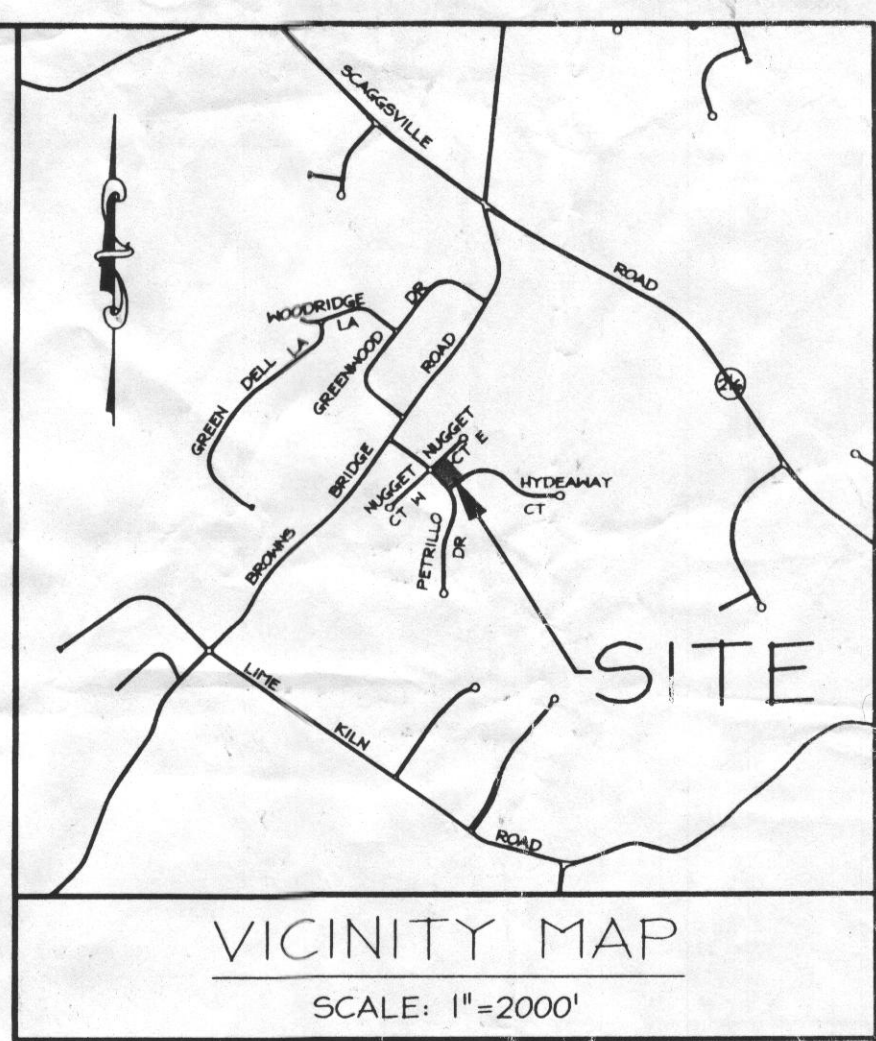
8-21-64 *W. O. Filbert*  
Date W. O. FILBERT, Metropolitan Commission

## CURVE DATA

Curve	Radius	Angle	Arc	Tangent	Chord
A	355.80'	12° 11' 31"	75.71	31.00'	N 42° 56' 15" W 75.56'
B	405.80'	12° 11' 31"	86.35'	41.34'	N 42° 56' 15" W 86.18'
C	25.00'	90°	39.27'	25.00'	N 04° 02' W 33.36'
D	"	"	"	"	S 85° 58' W "
E	"	"	"	"	S 81° 50' 29" W "
F	"	"	"	"	S 08° 09' 31" W "
G	"	"	"	"	S 81° 50' 29" W "
H	"	"	"	"	S 08° 09' 31" W "
I	50.00'	118° 12' 31"	103.16	81.56'	S 34° 03' 20" W 85.81'
J	"	56° 19'	49.15'	25.75'	S 33° 12' 31" E 47.20'
K	"	123° 28' 29"	109.30	91.03'	N 55° 53' 23" E 88.89'
L	"	87° 32' 31"	76.39'	47.90'	N 69° 23' 26" E 69.18'
M	"	55° 58'	48.84'	25.57'	N 02° 22' 11" W 46.92'
N	"	55° 56'	48.81'	25.55'	N 88° 19' 11" W 46.90'
O	50.00'	100° 33' 29"	87.75'	60.18'	S 43° 26' 07" W 76.91'

FILED SEP 2 1964





- NOTES:
1. Existing Zoning: per 2-2-04 Comprehensive Zoning Plan
  2. Plat Reference: Plat Book 9, Folio 92
  3. Total Area of Lot: 43,202 SF or 0.99 Ac.±
  4. The lot shown hereon complies with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
  5. All existing wells and septic systems within 100 feet of the lot which may effect this proposal have been shown.
  6. The topography shown is taken from field run topography done by LDE, Inc. in August, 2007.
  7. Any changes to the Private Sewage Easement shall require a Revised Percolation Certification Plan.
  8. This lot was created prior to 1972, the proposed Sewage Disposal Area shown will accommodate an initial system and one (1) replacement system.
  9. The well for this lot shall be drilled prior to approval of the Building Permit.
  10. The septic system for this lot shall be equipped with an Advanced Pretreatment System.

#### SAND MOUND CALCULATIONS

1. Design Requirement: Proposed welling with 4 bedrooms
2. Design Flow: 4 bedrooms x 151 gpd = 600 gpd
3. Absorption Bed Size: Design Flow  
Loading Rate = Area of Bed  
a. Loading Rate: 0.5 gpd/SF for silty clay loams (Table 3.3)  
b. Minimum Bed Area: 60000  
c. Minimum Bed Dimensions: Total Area = 1200 SF  
Due to physical constraints in lot consider using alternate sand media (100 Ft. Long Bed + Side slopes will not fit between well radii)  
4. Absorption Bed size using alternate sand media: Design Flow  
Loading Rate = Area of Bed  
a. Loading rate: 1.0 gpd/SF (Alternate sand media)  
b. Minimum Bed area: 60000  
c. Minimum Bed dimensions: Total Area = 600 SF  
a) Use 10' wide (Max. 10' x 60' long Sand Bed)  
b) Upslope Sand Fill Depth: 12" min. or 1'  
c) Downslope Sand Fill Depth (6% slope): 19.2" or 1.6'  
d) Cap + Topsoil Fill @ Bed center: 18" or 1.5'  
e) Cap + Topsoil Fill @ Bed edge: 12" or 1'  
f) Total Bed Depth: 10' or 0.83'  
g) Sideslope setback: 19.8" or 10.9'  
h) Upslope setback (0.6 Corr. factor for 6% slope): 87.7" or 7.3'  
i) Downslope setback (22 Corr. factor for 6% slope): 150.8" or 12.6'  
j) Total Mound width: 58.5" or 29.9' use 30'  
k) Total Mound length: 81.6" or 81.8' use 82'  
l) Use Mound size of 3' x 82'  
m) Check Basal area: 200 SF required  
1) Area provided:  
Bed width + Upslope setback x Bed length = Basal area  
10' + 12.6' x 6 = 1356 SF > 1200 required

#### LEGEND

- PROPOSED SEWAGE DISPOSAL EASEMENT
- PASSED SAND MOUND PERC TEST LOCATION (2/26/07)
- PASSED SAND MOUND PERC TEST LOCATION (3/28/07)
- FAILED SAND MOUND PERC TEST LOCATION (2/26/07)
- FAILED CONVENTIONAL PERC TEST LOCATION (2/8/07)
- EXISTING WELL
- EXISTING TREE
- EXISTING TREE TO BE SAVED
- PRIMARY WELL LOCATION
- ALTERNATE WELL LOCATION

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT DISPOSAL AREA.

#### LDE Inc.

Engineers, Surveyors, Planners  
9250 Ramsey Road, Suite 106 Columbia, Maryland - 21045  
(410) 715-1070 - (301) 596-3424 - FAX (410) 715-9540

DESIGNED	BDB	PERCOLATION CERTIFICATION PLAN	SCALE
DRAWN	STB	HIGHLAND ACRES	1"=20'
CHECKED	BDB	SECTION 3	DRAWING
		LOT 12	1 OF 1
		TAX MAP 40 GRID 18 P/O PARCEL 241	JOB NO.
		5th ELECTION DISTRICT HOWARD COUNTY, MD	07-006
		A #526197	FILE NO.
DATE	3/2008	OWNER:	
		DAMON and TREVOR POQUETTE	
		1300 Saint Michaels Road	
		Mount Airy, MD 21771	

NO.	DATE	REVISIONS

#### PERC CERTIFICATION

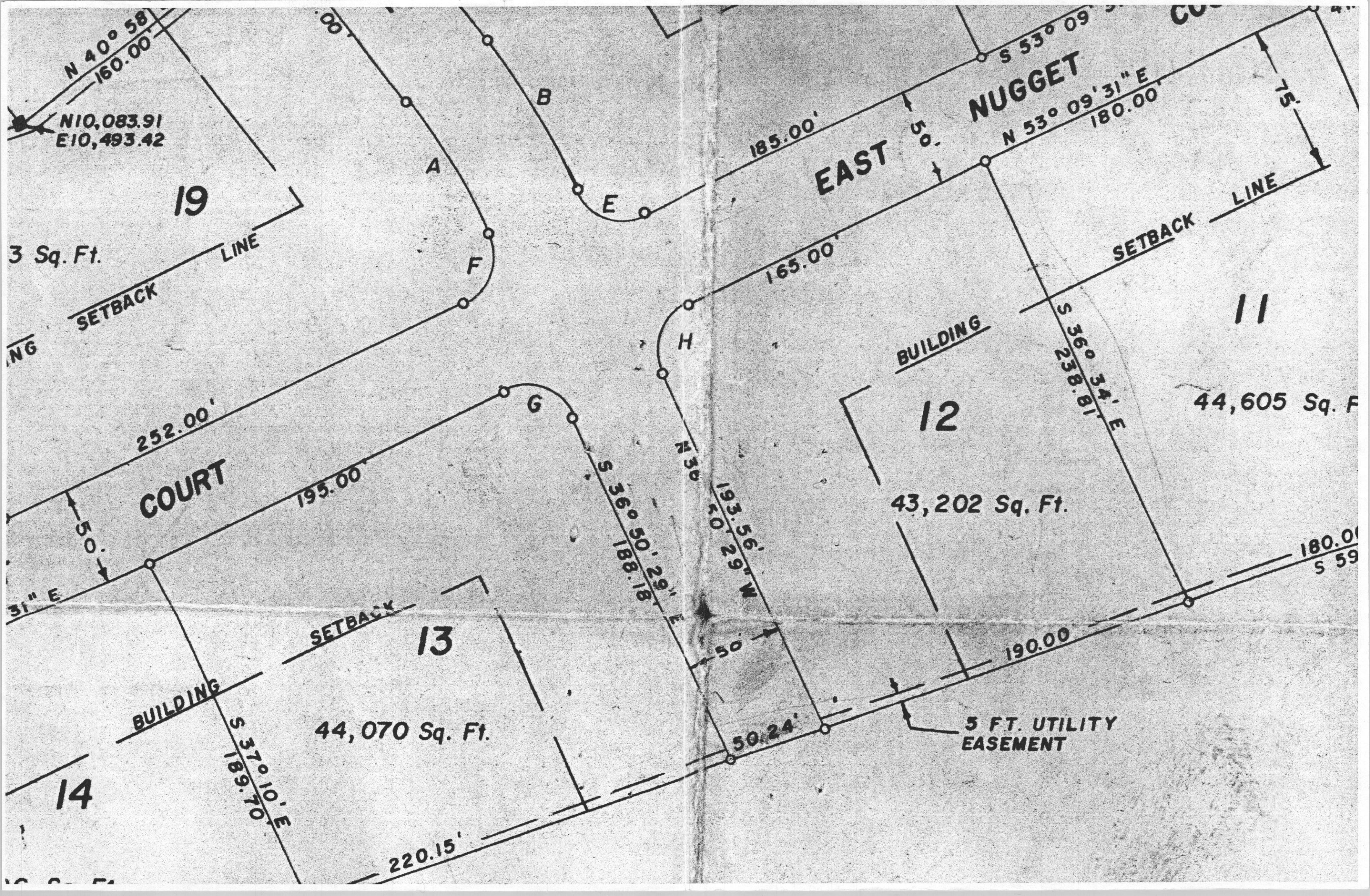
I certify that the information shown hereon is based on field work performed by me or under my direct supervision and is correct, to the best of my knowledge and belief.

Bruce D. Burton  
Professional Engineer  
MD Reg. NO. 19184  
Date 3/25/08

Approved: For Private Water and Private Sewerage  
Howard County Health Department

Howard County Health Officer  
Date 4/14/2008







COORDINATE TABLE		
POINT NO.	NORTHING	EASTING
1		
2		
3		
4		
5		

CURVE DATA						
No.	Radius	Length	Delta	Tan.	LCB	Chord
4-5	25.00'	39.27'				

**Reservation of Public Utility Easements**  
 Developer reserves unto itself, its successors and assigns, all easements shown on this plat for water, sewer, storm drainage and other public utilities located in, over and through Lot 12, any conveyances of the aforesaid lot shall be subject to the easements herein reserved, whether or not expressly stated in the deed(s) conveying said lot. Developer shall execute and deliver deeds for Easements herein reserved to Howard County. Upon completion of the public utilities and their acceptance by Howard County, the County shall accept the easements and record the deed(s) of Easement in the Land Records of Howard County.

The requirements §3-108, The Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

D. Wayne Weller MD No. 10685	Date
Damon Pouquette	Date
Trevor Pouquette	Date

THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL. IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THIS EASEMENT SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWERAGE SYSTEM. THE COUNTY HEALTH OFFICER SHALL HAVE THE AUTHORITY TO GRANT ADJUSTMENTS TO THE PRIVATE SEWAGE EASEMENT DISPOSAL AREA.

- AREA TABULATIONS**
- Total number of lots and/or parcels to be recorded: 1
    - Buildable: 1
    - Non-Buildable: 0
    - Open Space: 0
    - Preservation Parcels: 0
  - Total area of lots to be recorded: 0.9918 Ac.±
    - Buildable: 0.9918 Ac.±
    - Non-Buildable: 0
    - Open Space: 0
    - Preservation Parcels: 0
  - Total area of road right-of-way to be recorded: 0 Ac.±
  - Total area of subdivision to be recorded: 0.9918 Ac.±

APPROVED: For Private Water and Private Sewerage Systems  
 Howard County Health Department.

Howard County Health Officer \_\_\_\_\_ Date \_\_\_\_\_

APPROVED: Howard County Department of Planning and Zoning.

Chief, Development Engineering Division \_\_\_\_\_ Date \_\_\_\_\_

Director \_\_\_\_\_ Date \_\_\_\_\_

**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 John E. Hennessey and Joan C. Hennessey to Damon Pouquette and Trevor Pouquette by deed dated April 13, 2007 and recorded among the Land Records of Howard County, Maryland in Liber 10648 Folio 326; and that all monuments are in place or will be 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 amended.

D. Wayne Weller Professional Land Surveyor MD Reg. No. 10685 \_\_\_\_\_ Date \_\_\_\_\_

**OWNER'S CERTIFICATE**

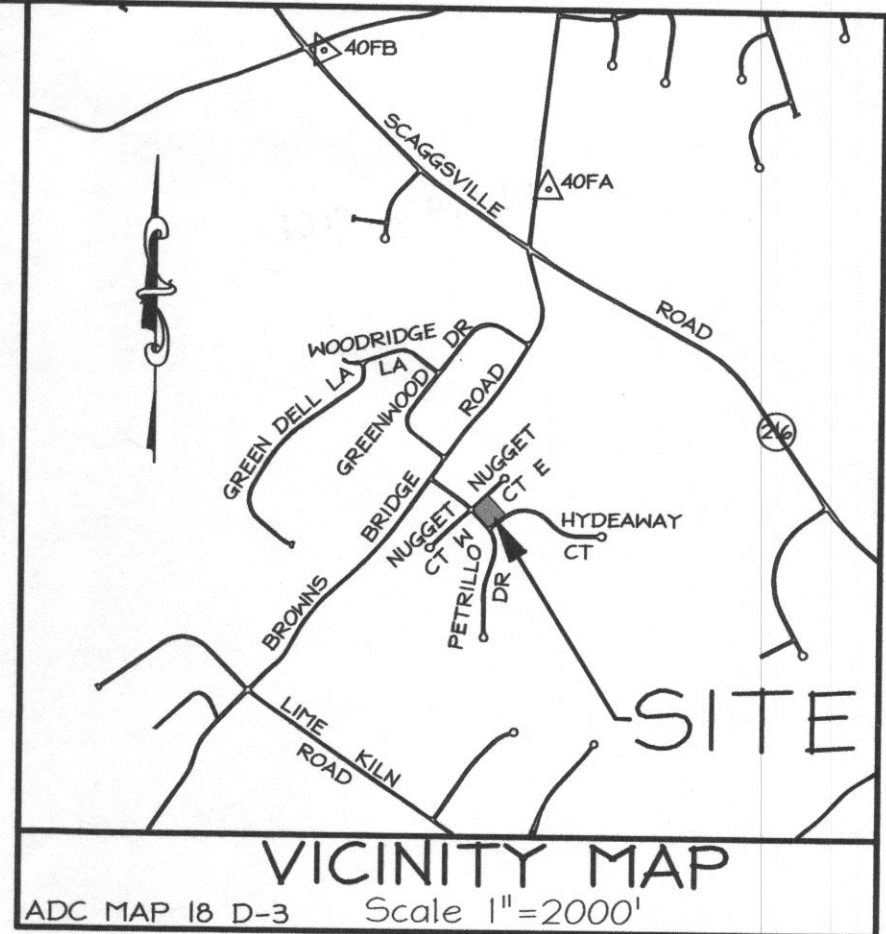
We, Damon Pouquette and Trevor Pouquette, owners of the property shown and described hereon, hereby adopt this plan of subdivision, and in consideration of the approval of this final plat by the Department of Planning and Zoning, establish the minimum building restriction lines and grant unto Howard County, Maryland, its successors and assigns:

- 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;
- The right to require dedication for public use the beds of the streets and/or roads and 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;
- The right to require dedication of waterways and drainage easements for the specific purpose of their construction, repair, and maintenance; and
- That no building or similar structure of any kind shall be erected on or over the said easements and rights-of-ways.

Witness hands this \_\_\_\_\_ day of \_\_\_\_\_ 2008

Damon Pouquette \_\_\_\_\_ Trevor Pouquette \_\_\_\_\_

Witness \_\_\_\_\_ Witness \_\_\_\_\_



- GENERAL NOTES**
- The boundary shown hereon is based on a field run boundary survey performed by LDE, Inc. dated August, 2007.
  - These Coordinates are based on NAD '83, Maryland State Plane Coordinate System, as projected from Howard County control stations 40FA & 40FB.
  - ☐ Stone or Concrete Monument Found or Set  
☒ Pipe or Rebar Found or Set
  - Deed Reference: Liber 10648 Folio 326  
 Plat Reference: Plat Book 9 Folio 92
  - Subject property is zoned RR-DEO per 2/2/2004 Comprehensive Zoning Plan and the Comp-Lite Zoning Amendments dated 7/28/06.
  - BRL denotes Building Restriction Line.
  - All areas shown on this plat are +/-, more or less.
  - This plat is exempt from the requirements of Section 16.124 of the Howard County Code and the Landscape Manual because it is a Revision Plat that does not create any new lots.
  - This plat is exempt from the Forest Conservation Requirements because it is a Revision Plat that does not create any new lots in accordance with Section 16.1202.b.i.vii of the Howard County Code.
  - The lot shown hereon complies with the minimum lot area and ownership width as required by the Maryland Department of the Environment.
  - This lot was created prior to 1972 (P.B.9 F.92), the proposed Sewage Disposal Area shown on this plat will accommodate an initial septic system and one (1) replacement system.
  - The septic system for this lot shall be equipped with an advanced pretreatment system.
  - The well for this lot shall be drilled prior to approval of the building permit.

**NOTE:**  
 The purpose of this plat revises the front, side and rear Building Restriction Lines in conformance with Section 105.E.4.b of the Zoning Regulations and to accommodate a Private Sand Mound System for individual sewage disposal as required by the Howard County Health Department.

RECORDED AS PLAT NUMBER \_\_\_\_\_  
 ON \_\_\_\_\_ AMONG THE  
 LAND RECORDS OF HOWARD COUNTY, MD.

PLAT OF REVISION  
**HIGHLAND ACRES**  
**SECTION 3**  
**LOT 12**  
 Plat Book 9 Folio 92  
 Tax Map No. 40-Grid No. 18-P/O Parcel 241  
 5th Election District-Howard County, Maryland  
 Zoned:  
 Scale: 1"=30'-Date: May 2008-Sheet 1 of 1  
 Previous Submittals: N/A LDE Job #07-006

**LDE Inc.**  
 Engineers, Surveyors, Planners  
 9250 Rumsey Road, Suite 106 Columbia, Maryland - 21045  
 (410)715-1070 - (301)596-3424 - FAX(410)715-9540