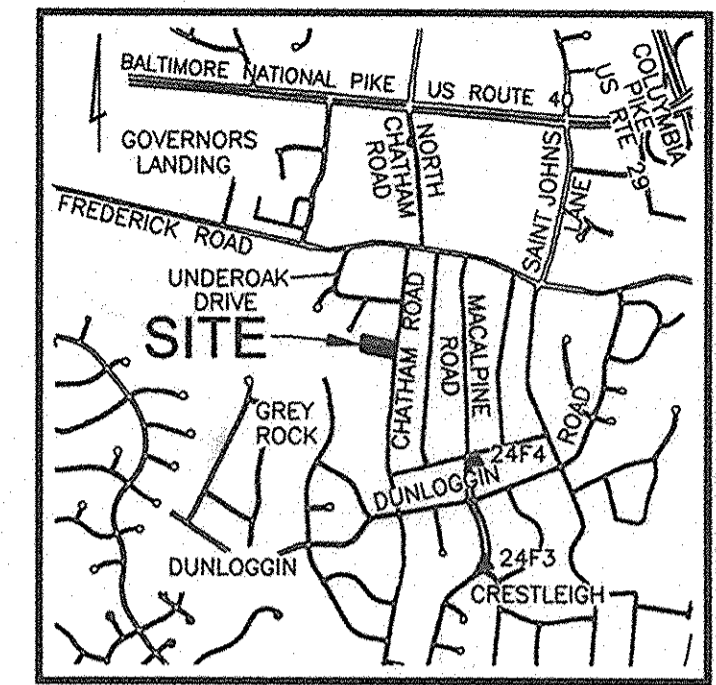


COORDINATE LIST		
POINT	NORTH	EAST
8	583778.37360	1359255.80880
246	583692.82249	1359646.55297
250	583953.44818	1359276.55925
251	583867.89707	1359667.30342

MINIMUM LOT SIZE CHART			
LOT NO.	GROSS AREA SQ. FT.	PIPESTEM AREA SQ. FT.	MINIMUM LOT SIZE SQ. FT.
2	21386	1268	20118
3	22241	2239	20002

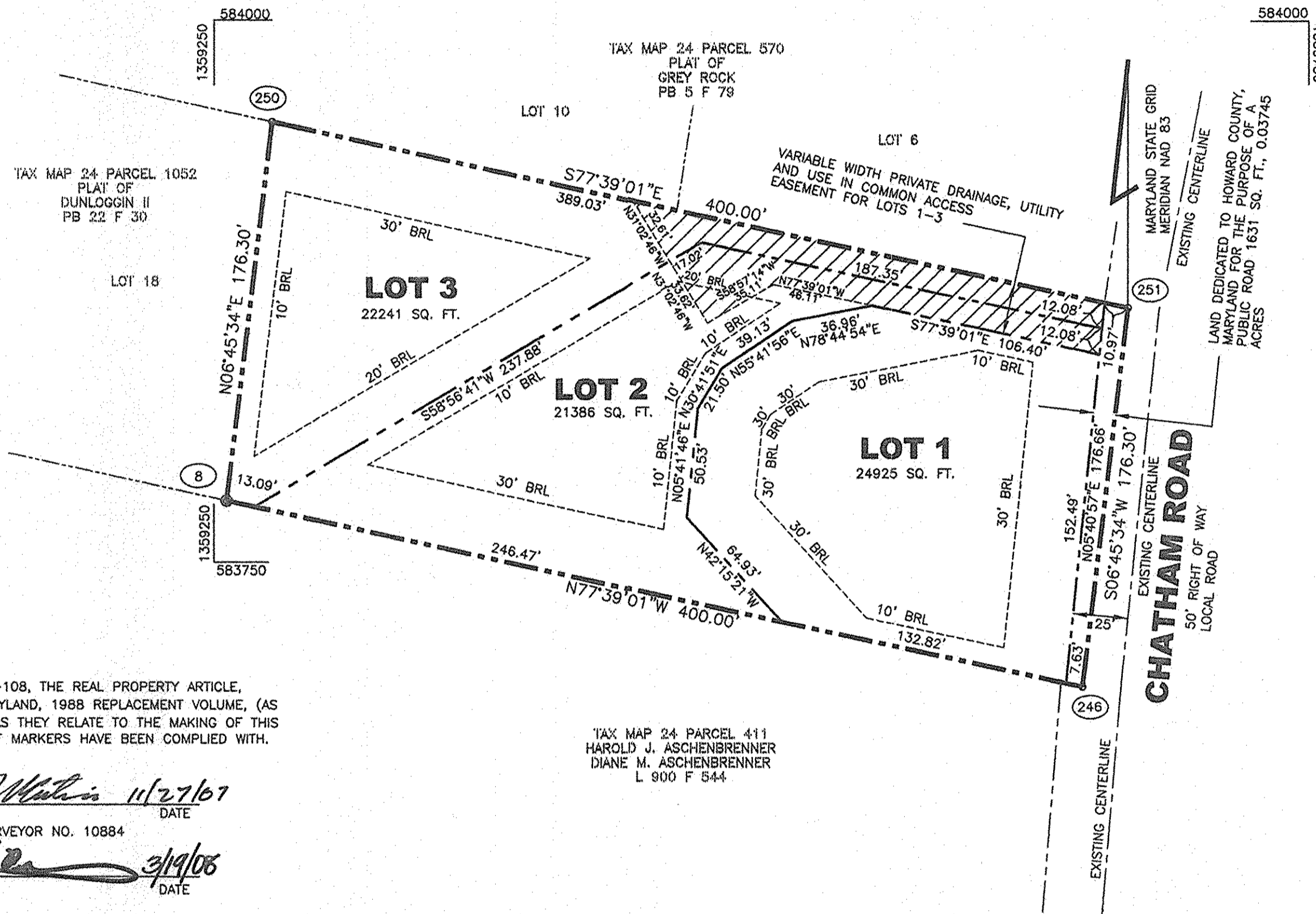
RESERVATION OF PUBLIC UTILITY EASEMENTS

THE DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNEES, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE AND OTHER PUBLIC UTILITIES, LOCATED IN, ON, OVER AND THROUGH LOTS 1-3. ANY CONVEYANCES OF THE AFORESAID LOTS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOT(S). DEVELOPER SHALL EXECUTE AND DELIVER DEEDS FOR THE 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.



VICINITY MAP

SCALE: 1"=2000'  
ADC MAP NO. 12A9



GENERAL NOTES

- SUBJECT PROPERTY ZONED R-20 AS PER THE 7/28/06 COMPREHENSIVE ZONING PLAN.
- COORDINATES REFERENCED ARE BASED ON THE NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL.
- THIS PLAN IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED ON OR ABOUT JANUARY, 2007 BY ROBERT H. VOGEL ENGINEERING, INC.
- BRL DENOTES BUILDING RESTRICTION LINE.
- DENOTES IRON PIPE OR IRON BAR FOUND.
- DENOTES ANGULAR CHANGE IN BEARING OF BOUNDARY OR RIGHT-OF-WAY.
- DENOTES CONCRETE MONUMENT FOUND.
- THERE ARE NO STEEP SLOPES ONSITE WITH A CONTIGUOUS AREA OF 20,000 SF OR GREATER.
- NO BURIAL OR CEMETERY SITES ARE LOCATED ON THE SITE.
- ALL AREAS ARE SHOWN MORE OR LESS (±).
- THE SUBDIVISION IS IN THE METROPOLITAN DISTRICT.
- THIS PROJECT IS EXEMPT FROM CPV SINCE THE 1 YEAR RUN OFF IS LESS THAN 2.0 CFS. WQV AND REV REQUIREMENTS WILL BE FULFILLED BY ROOF TOP DISCONNECT CREDIT AND RAIN GARDENS.
- THERE ARE NO HISTORIC SITES OR CEMETERIES ON THIS PROPERTY.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO THE ISSUANCE OF A USE IN OCCUPANCY PERMIT FOR ANY NEW DWELLINGS TO INSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING MINIMUM REQUIREMENTS:
  - WIDTH - 12' (16' SERVING MORE THAN ONE RESIDENCE)
  - SURFACE - 6" OF COMPACTED CRUSHER RUN BASE W/TAR AND CHIP COATING (1-1/2" MIN.)
  - GEOMETRY - MAX. 15% GRADE, MAX. 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
  - STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
  - DRAINAGE EASEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1 FOOT DEPTH OVER DRIVEWAY SURFACE
  - MAINTENANCE - SUFFICIENT TO INSURE ALL WEATHER USE.
- FOR FLAG OR PIPESTEM LOTS, REFUSE COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE PROVIDED TO THE JUNCTION OF THE FLAG, PIPESTEM OR PRIVATE ACCESS PLACE EASEMENTS AND THE ROAD RIGHT OF WAY LINE ONLY AND NOT ONTO THE FLAG/PIPESTEM DRIVEWAY.
- THE FOREST CONSERVATION OBLIGATION HAS BEEN FULFILLED BY THE FEE IN LIEU PAYMENT OF \$22542.30 FOR 0.69 ACRES.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.22.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWERAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THERE IS AN EXISTING DWELLING/STRUCTURE LOCATED ON LOT 1 TO REMAIN. NO NEW BUILDINGS, EXTENSIONS OR ADDITIONS TO THE EXISTING DWELLING ARE NOT TO BE CONSTRUCTED AT A DISTANCE LESS THAN THE ZONING REGULATIONS REQUIRE.
- PERIMETER LANDSCAPING SHALL BE IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND LANDSCAPE MANUAL. SURETY IN THE AMOUNT OF \$6000 FOR THE 17 SHADE TREES AND 6 EVERGREEN TREES SHALL BE POSTED WITH THE SITE DEVELOPMENT PLAN.
- THE ENVIRONMENTAL REPORT FOR THIS SITE DATED DECEMBER 21, 2005 WAS PREPARED BY ECO SCIENCE PROFESSIONALS, INC. NO WETLANDS WERE FOUND ON THIS SITE.
- THE FEE IN LIEU OF OPEN SPACE FOR LOTS 2 AND 3 IN THE AMOUNT OF \$3000.00 HAS BEEN PAID.
- A MAINTENANCE AGREEMENT FOR THE USE IN COMMON ACCESS EASEMENT SHALL BE RECORDED AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND WITH THIS PLAT.
- THE SURETY IN THE AMOUNT OF \$26000.00 WILL BE PAID IN CONJUNCTION WITH THE SITE DEVELOPMENT PLAN FOR THE RAIN GARDENS.
- THE FEE IN LIEU OF SIDEWALK CONSTRUCTION IN THE AMOUNT OF \$2,496.00 HAS BEEN PAID.

THE REQUIREMENTS OF 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.

*Mark C. Martin* 11/27/07  
MARK C. MARTIN DATE  
PROFESSIONAL LAND SURVEYOR NO. 10884  
*Craig F. Ballew* 3/19/08  
CRAIG F. BALLEW DATE

TAX MAP 24 PARCEL 411  
HAROLD J. ASCHENBRENNER  
DIANE M. ASCHENBRENNER  
L 900 F 544

ROBERT H. VOGEL ENGINEERING, INC.  
8407 MAIN STREET  
ELLCOTT CITY, MARYLAND 21043  
410-461-7666

OWNER/DEVELOPER  
CRAIG F. BALLEW  
3642 CHATHAM ROAD  
ELLCOTT CITY, MARYLAND 21042

TOTAL TABULATIONS  
TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED 3  
TOTAL AREA OF LOTS AND/OR PARCELS 1.57377 ACRES  
TOTAL AREA OF ROADWAYS TO BE RECORDED INCLUDING WIDENING STRIPS 0.03745 ACRES  
TOTAL AREA OF SUBDIVISION TO BE RECORDED 1.61122 ACRES

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

*Mark C. Martin* 3/25/08  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Frank de la Cruz* 4/1/08  
DIRECTOR DATE

APPROVED: FOR PUBLIC WATER AND PUBLIC SEWERAGE SYSTEMS

*Robert B. Bilsen* 4/1/08  
HOWARD COUNTY HEALTH OFFICER DATE

OWNER'S CERTIFICATE

I, CRAIG F. BALLEW OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS FINAL 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: 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 RIGHTS-OF-WAY AND THE SPECIFIC EASEMENT 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 STREET AND/OR ROADS AND FLOOD PLAINS, STORM DRAINAGE FACILITIES AND OPEN SPACE WHERE APPLICABLE; 3) THE RIGHT TO REQUIRE DEDICATION OF WATERWAYS AND DRAINAGE EASEMENTS FOR THE SPECIFIC PURPOSE OF THEIR CONSTRUCTION, REPAIR AND MAINTENANCE, 4) THAT NO BUILDING OR SIMILAR STRUCTURE OF ANY KIND SHALL BE ERECTED ON OR OVER THE SAID RIGHT-OF-WAYS.

WITNESS OUR HANDS THIS 19 DAY OF MARCH, 2008.

*Craig F. Ballew*  
CRAIG F. BALLEW

*Shawn Pendergast*  
WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY CRAIG F. BALLEW AND DIANA L. BALLEW TO CRAIG F. BALLEW BY DEED DATED JANUARY 17, 2007 RECORDED IN LIBER 10497 FOLIO 281 AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

I FURTHER CERTIFY 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, AND THIS IS IN ACCORDANCE WITH THE HOWARD COUNTY SUBDIVISION REGULATIONS.

*Mark C. Martin*  
MARK C. MARTIN  
PROFESSIONAL LAND SURVEYOR NO. 10884

RECORDED AS PLAT No. 19843 ON 4-11-08  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MARYLAND.

BALLEW PROPERTY  
LOTS 1-3

ZONED R-20  
SECOND ELECTION DISTRICT, HOWARD COUNTY, MARYLAND  
TAX MAP 24 GRID 10, PARCEL 134  
SCALE 1"= 50' NOVEMBER 27, 2007

