

**GENERAL NOTES:**

- THIS PLAT IS BASED ON A FIELD-RUN MONUMENTED BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN JUNE, 2012.
- DESIGNATES SUCCESSFUL PERC TEST  
○ DESIGNATES FAILED PERC TEST
- THE LOTS SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ANY CHANGE TO A PRIVATE SEWAGE EASEMENT SHALL REQUIRE A REVISED PERC CERTIFICATION PLAN.
- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 29G5 & 29G6.
- SUBJECT PROPERTY ZONED 'RC-DEO' PER 10/6/2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND OCCUPANCY PERMIT TO ENSURE SAFE ACCESS FOR FIRE AND EMERGENCY VEHICLES PER THE FOLLOWING:  
1.) WIDTH - 12 FEET (16 FEET IF SERVING MORE THAN 1 RESIDENCE)  
2.) SURFACE - SIX (6) INCHES OF COMPACTED 'CRUSHER RUN' BASE WITH TAR AND CHIP COATING (1 - 1/2" MIN.)  
3.) GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MINIMUM 45' TURNING RADIUS  
4.) STRUCTURES (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (M25 LOADING)  
5.) DRAINAGE ELEMENTS - CAPABLE OF SAFELY PASSING 100-YEAR FLOOD WITH NO MORE THAN 1-FOOT DEPTH OVER DRIVEWAY SURFACE.  
6.) MAINTENANCE - SUFFICIENT TO ENSURE ALL WEATHER USE.
- THIS AREA DESIGNATES A PRIVATE SEWAGE EASEMENT OF AT LEAST 10,000 SQUARE FEET AS REQUIRED BY THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT FOR INDIVIDUAL SEWAGE DISPOSAL (COMAR 26.04.03). IMPROVEMENTS OF ANY NATURE IN THIS AREA ARE RESTRICTED UNTIL PUBLIC SEWAGE IS AVAILABLE. THESE EASEMENTS SHALL BECOME NULL AND VOID UPON CONNECTION TO A PUBLIC SEWAGE SYSTEM. THE COUNTY 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.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE
- THE REQUIREMENTS OF SECTION 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 THE MARKERS HAVE BEEN COMPLIED WITH.

- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.001 ACRE.
- LANDSCAPING FOR LOTS 1 & 2 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN INCLUDED WITH THE SUPPLEMENTAL DRAWING SET IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL. SURETY OF \$1800.00 (6 TREES @ \$300/EACH) WILL BE PROVIDED WITH THE GRADING PERMIT APPLICATION.
- THIS PLAT IS EXEMPT FROM REQUIREMENTS OF THE FOREST CONSERVATION PROGRAM PER SEC. 16.120(8)(1)(VIII) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS BECAUSE THE PROPERTY CREATES ONE ADDITIONAL LOT AND HAS NO FURTHER SUBDIVISION POTENTIAL.
- A PRE-SUBMISSION COMMUNITY MEETING FOR THIS PROJECT WAS HELD FEBRUARY 12, 2014
- RESERVATION OF PUBLIC UTILITY EASEMENTS: DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS, ALL EASEMENTS SHOWN ON THIS PLAN FOR WATER, SEWER, STORM DRAINAGE, AND OTHER PUBLIC UTILITIES LOCATED IN, ON, OVER AND THROUGH LOTS/PARCELS, ANY CONVEYANCES OF THE AFORESAID LOTS/PARCELS SHALL BE SUBJECT TO THE EASEMENTS HEREIN RESERVED, WHETHER OR NOT EXPRESSLY STATED IN THE DEED(S) CONVEYING SAID LOTS/PARCELS. 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.
- THERE ARE WETLANDS AND STREAMS ON THIS SITE PER A REPORT DATED 6/6/2013 BY ECO-SCIENCE PROFESSIONALS.
- THERE IS NO FLOODPLAIN ON THIS SITE. THERE ARE NO KNOWN OR VISIBLE CEMETERIES OR HISTORIC STRUCTURES ON THE LOTS.
- STORMWATER MANAGEMENT IS PROVIDED BY DISCONNECTION CREDITS AND A MICROBIORETENTION FACILITY.
- DEVELOPER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE PUBLIC RIGHT-OF-WAY.

**TABULATION OF FINAL PLAT**

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:

BUILDABLE	2
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0

TOTAL AREA OF LOTS AND/OR PARCELS:

BUILDABLE	6.2009 ACRES±
NON-BUILDABLE	0.0000 ACRES±
OPEN SPACE	0.0000 ACRES±
PRESERVATION PARCELS	0.0000 ACRES±

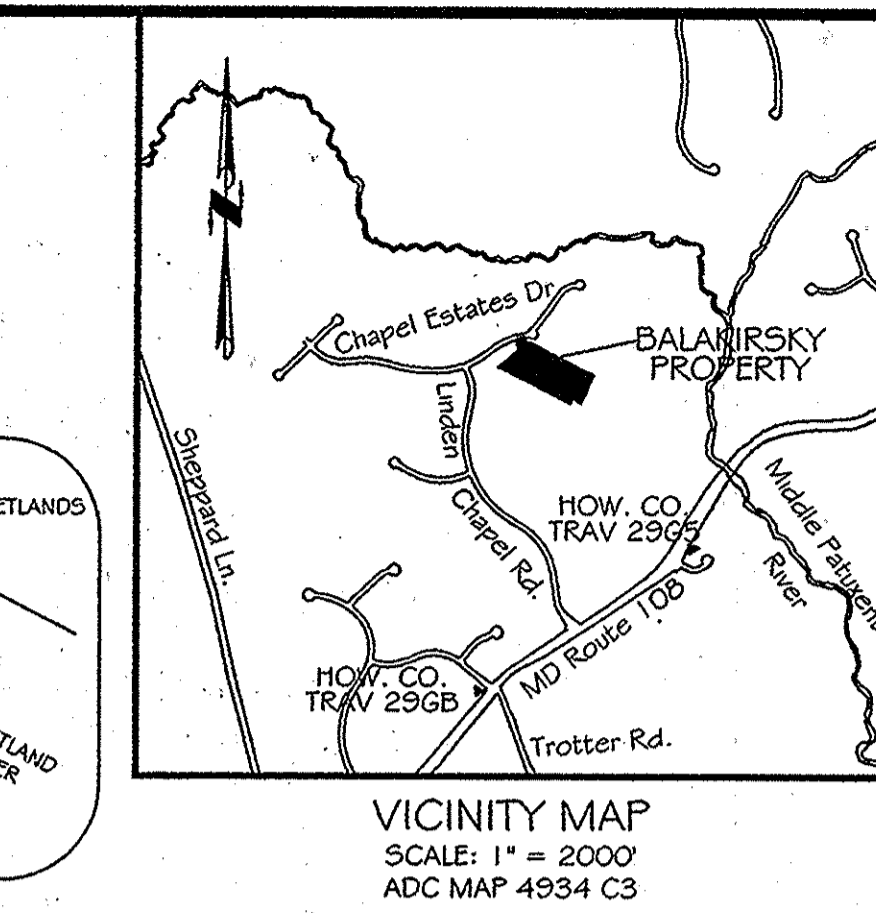
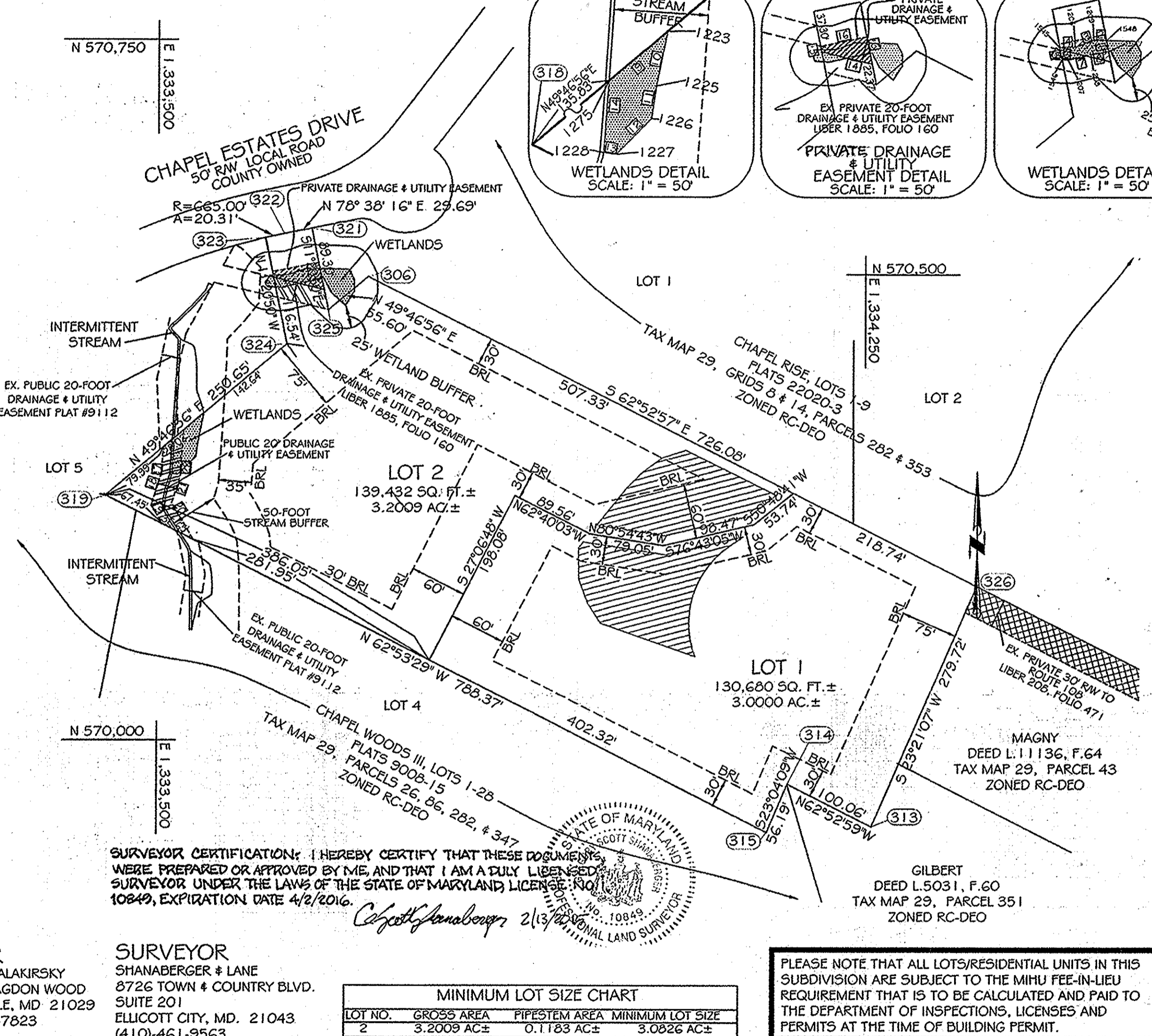
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS

	0.0000 ACRES±
--	---------------

TOTAL AREA OF SUBDIVISION TO BE RECORDED

	6.2009 ACRES±
--	---------------

BOUNDARY COORDINATES				WETLANDS LINE TABLE				WETLANDS COORDINATES				WETLANDS COORDINATES				PUBLIC DRAINAGE & UTILITY EASEMENT LINE TABLE								
POINT	NORTHING	EASTING	DISTANCE	LINE	BEARING	DISTANCE	POINT	NORTHING	EASTING	POINT	NORTHING	EASTING	LINE	BEARING	DISTANCE	POINT	NORTHING	EASTING	LINE	BEARING	DISTANCE			
306	570496.694	1333722.446	11.47'	1	N 11°20'50" W	11.47'	1206	570498.184	1333637.948	1223	570349.783	1333548.710	13	N 11°20'50" W	29.30'	1207	570484.521	1333630.550	1225	570320.886	1333542.901	14	S 76°42'45" E	55.01'
313	569908.929	1334257.832	13.51'	2	N 69°28'05" W	13.51'	1208	570480.366	1333654.786	1226	570303.344	1333540.301	15	N 11°20'50" W	6.38'	1209	570505.417	1333657.594	1227	570284.117	1333521.632	16	N 78°39'10" E	50.00'
314	569954.536	1334163.775	20.94'	3	S 69°17'14" W	20.94'	1546	570484.890	1333624.164	1275	570323.673	1333517.833	17	S 04°14'25" W	29.23'	1547	570493.007	1333673.361	1276	570323.673	1333517.833	18	S 17°47'37" W	34.52'
315	569902.836	1334146.756	16.36'	4	S 88°01'11" W	16.36'	1548	570505.056	1333671.104				19	N 28°48'20" W	23.46'				20	S 28°49'20" E	45.36'			
319	570262.078	1333444.991	12.98'	5	N 11°20'50" W	12.98'							21	N 17°47'37" E	28.08'				22	S 04°14'25" W	51.23'			
321	570548.345	1333622.416	6.41'	6	S 85°41'26" E	6.41'																		
322	570542.496	1333633.309	24.93'	7	S 78°26'22" W	24.93'																		
323	570536.190	1333613.457	18.89'	8	N 79°30'23" E	18.89'																		
324	570423.924	1333636.388	40.44'	9	N 49°46'56" E	40.44'																		
325	570460.791	1333679.936	29.48'	10	N 11°21'59" E	29.48'																		
326	570165.738	1334368.708	17.73'	11	S 08°25'49" W	17.73'																		
			26.80'	12	S 44°09'23" W	26.80'																		
			6.63'	13	S 81°16'57" E	6.63'																		
			38.65'	14	N 04°04'44" E	38.65'																		



- GENERAL NOTES: (CONTINUED)**
- PREVIOUS DPZ FILES: WP-14-022, ECP-14-030
  - ON SEPTEMBER 26, 2012 THE PLANNING DIRECTOR GRANTED A WAIVER OF THE FOLLOWING SECTIONS OF THE SUBDIVISION & LAND DEVELOPMENT REGULATIONS IN WP-12-182:  
SECTION 16.116.(a)(1), SECTION 16.116.(a)(3), SECTION 16.120.(b)(4)(a), SECTION 16.120.(b)(4)(b), AND SECTION 16.120.(d)(2) OF THE HOWARD COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO ALLOW:  
(1) GRADING, REMOVAL OF VEGETATIVE COVER AND TREES, PAVING AND NEW STRUCTURES WITHIN 25 FEET OF A WETLAND.  
(2) STREAMS, WETLANDS, AND THEIR BUFFERS TO BE LOCATED ON NEW RESIDENTIAL LOTS RATHER THAN ON REQUIRED OPEN SPACE OR A NON-BUILDABLE PRESERVATION PARCEL  
(3) DESIGN OF RESIDENTIAL BUILDING LOTS HAVING AN IRREGULAR, NON-RECTANGULAR SHAPE  
(4) WETLANDS, STREAMS AND THEIR BUFFERS TO BE LOCATED ON RESIDENTIAL LOTS LESS THAN 10 ACRES IN SIZE  
(5) CREATION OF A SINGLE-FAMILY DETACHED LOT NOT HAVING PUBLIC ROAD FRONTAGE.
  - WAIVER APPROVAL WAS GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:  
1) OBTAINING AUTHORIZATION OF PROPOSED ACTIVITIES IN THE EXISTING PUBLIC 20-FOOT DRAINAGE & UTILITY EASEMENT FROM THE APPLICABLE AGENCY PRIOR TO THE START OF WORK.  
2) OBTAINING STATE AND FEDERAL AUTHORIZATIONS OF ACTIVITIES PROPOSED IN NON-TIDAL WETLANDS, THE 25-FOOT NONTIDAL WETLAND BUFFER, AND WATERS OF THE U.S.  
3) PROVIDING A CULVERT OR SIMILAR STRUCTURE AS PART OF THE PROPOSED DRIVEWAY TO MAINTAIN HYDROLOGIC CONVEYANCE IN THE WETLAND AREA.  
4) SUBMISSION OF A FINAL SUBDIVISION PLAN APPLICATION TO THE DEPARTMENT OF PLANNING AND ZONING FOR PROCESSING APPROVAL IN COMPLIANCE WITH COUNTY AND STATE REQUIREMENTS.  
5) DELINEATION AND LABELING OF THE EXISTING RECORDED DRIVEWAY ACCESS EASEMENT FOR LOT 1 ON THE FINAL PLAT SUBMISSION.  
6) APPROVAL OF THE WAIVER IS SOLELY FOR THE WETLANDS AND BUFFER DISTURBANCE AT CHAPEL ESTATES DRIVE FOR THE NEW DRIVEWAY. NO CLEARING, GRADING, OR DISTURBANCE IS APPROVED FOR THE WETLANDS, STREAM, AND BUFFER LOCATED AT THE WESTERN CORNER OF LOT 2.  
7) BOTH LOTS 1 AND 2 SHALL COMPLY WITH THE MINIMUM 3-ACRE LOT SIZE REQUIREMENT WITH THE FINAL PLAT SUBMISSION.
  - PROPERTY IS SERVED BY PRIVATE WATER AND SEWER SINCE IT IS NOT IN THE METROPOLITAN DISTRICT.
  - NO TRAFFIC STUDY OR NOISE STUDY IS REQUIRED FOR THE PROJECT.
  - REQUIREMENTS OF SECTION 105.0.H OF THE COMPREHENSIVE ZONING REGULATIONS WILL BE SATISFIED BY PAYMENT OF A FEE-IN-LIEU. THE MIHU AGREEMENT WILL BE RECORDED WITH THE FINAL PLAT.
  - THE 75' FRONT BRL FOR LOTS 1 SHOWN ALONG THE SOUTHEASTERN SIDE OF LOT 1 BECAUSE THE EXISTING HOUSE FACES IN A SOUTHEASTERLY DIRECTION AND USES THE EXISTING DRIVEWAY THROUGH THE EXISTING PRIVATE 30' RIGHT-OF-WAY LEADING SOUTHEASTERLY OUT TO BRAGDON WOOD.
  - DISTURBANCE OF WETLANDS IS AUTHORIZED BY MDE WETLAND TRACKING PERMIT NUMBER 14-N-3008/201460080.
  - THE OPEN SPACE REQUIREMENT FOR THIS NON-CLUSTER SUBDIVISION IN THE RC ZONING DISTRICT HAS BEEN SATISFIED BY A FEE-IN-LIEU PAYMENT IN THE AMOUNT OF \$1500.00 FOR CREATION OF ONE NEW LOT IN ACCORDANCE WITH SECTION 16.121(A)(2) OF THE SUBDIVISION REGULATIONS.
  - THIS PROJECT IS A PERMITTED MINOR SUBDIVISION LOCATED IN THE GROWTH TIER AREA IV OF HOWARD COUNTY IN ACCORDANCE WITH PLAN HOWARD 2030 AND SB-236, THE MARYLAND SUSTAINABLE GROWTH AND AGRICULTURAL PRESERVATION ACT OF 2012.

**APPROVED:** FOR PRIVATE WATER & SEWER SYSTEMS. HOWARD COUNTY HEALTH DEPARTMENT.

*William M. Rossman* 1/28/2015  
COUNTY HEALTH OFFICER DATE

**APPROVED:** HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

*Chad Clark* 2-13-15  
CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

*Keith S. Woodruff* 2-18-15  
DIRECTOR DATE

**OWNER'S CERTIFICATE**

I, MICHAEL BALAKIRSKY, OWNER OF THE 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: (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 AREAS SHOWN HEREON; (2) 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; (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 ERRECTED ON OR OVER THE SAID EASEMENTS AND RIGHT-OF-WAYS. WITNESS MY HAND THIS 22ND DAY OF DECEMBER, 2014.

*Michael Balakirsky* 12/22/14  
MICHAEL BALAKIRSKY DATE

*Gregory Scott Shanabarger* 12/22/2014  
WITNESS DATE

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY PATRICK L. HINKSON TO MICHAEL BALAKIRSKY BY DEED DATED APRIL 29, 2013, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 14885, FOLIO 154; 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.

*Gregory Scott Shanabarger* 12/22/14  
G. SCOTT SHANABARGER  
PROFESSIONAL L.S. # 10849  
EXP. DATE 4/2/2016  
DATE

RECORDED AS PLAT # 23207 ON 2/20/15  
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

FINAL PLAT  
**BALAKIRSKY PROPERTY**  
LOTS 1 & 2  
SHEET 1 OF 1

5TH ELECTION DISTRICT, HOWARD COUNTY, MD  
TAX MAP 29 BLOCK 14 PARCEL 42  
ZONING: RC-DEO  
SCALE: 1" = 100'  
DATE: 5/12/2014  
PREVIOUS DPZ FILES: WP-14-022, ECP-14-030