



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

Twitter: HowardCoHealthDep

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

Memorandum

TO: Kent Sheubrooks
Division of Land Development

FROM: Hank Oswald
Well & Septic Program

RE: F-08-112
5626 Oakland Mills Road

DATE: October 21, 2014

The following comments apply to the above referenced site plan.

- The well and septic system for the existing house must be properly abandoned by a licensed well driller/septic contractor respectively and documentation submitted to the Well and Septic Program before Health Officer Signature to the record plat.
- Change signature box to read APPROVED: For Public Water & Sewer Systems.

HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING
Division of Land Development

DATE: October 9, 2014

DPZ File No. F-08-112

Department of Planning and Zoning

- Transportation Planning
Resource Conservation (Historic/Ag Pres)
Public Service and Zoning Administration
Research - Return to Brenda L.
Address Coordinator

- Comprehensive & Community Planning
Development Engineering Division
Other
File

Agencies

- Soil Conservation District
Department of Inspections, Licenses & Permits
Department of Fire and Rescue Services
State Highway Administration
Health Department
Public School System
Recreation and Parks
WSSC (Non-Residential Only)
MD Aviation Administration

- Tax Assessment
Verizon
BGE
Cable TV
Police
MTA
Finance
DPW, Real Estate Services
DPW, Construction and Inspection
DPW, Bureau of Utilities

RE: Mill Haven Lots 5-7

ENCLOSED FOR YOUR Signature Approval Review & Comments Files

THE ENCLOSED Original Pre-Packaged Plan Set

Table with 2 columns: Plans, # of Sheets. Includes items like Sketch Plan, Prel Equiv Sketch Plan, Preliminary Plan, Final Plat/Plat of Easement/RE Plat, Final Constr Plans (RDS), Final Development Plan, Site Development Plan, Landscape Plan/Supplemental Plan, Grading Plan, House Type Revision/Walk-Thru Red-Line, Water and Sewer Plan.

Table with 1 column: Supplemental Documents. Includes items like Wetlands Report, Soils/Topo Map/Drain Area Map, FSD/FCP/Worksheet and Application, Declaration of Intent (Forest Cons), Drainage and/or Computation/Pond Safety Comps, Preliminary Road Profiles, APFO Roads Test/Mitigation Plan/Traffic Study, Noise Study, Sight Distance Analysis/Speed Flow Study, Floodplain Study, Stormwater Management Comps/Geo-Tech Report, Industrial Waste Survey (DPW), Road Poster Form Letter, Response Letter, Perc Plat, Scenic Road Exhibits, Deeds, Photographs, Retaining Wall Comps/Details, Poster/Community or HDC Meeting Information, Route 1 Details/Summary.

Applications

- Waiver Petition Applic/Exhibit
Planning Board Application
ASDP/CSDP Application
DED Application/Checklist
DED Fee Receipt/Deeds/Cost Estimate

WAS: Received Tentatively Approved Recorded

Received and Revised Approved On October 9, 2014

COMMENTS: SRC/Comments Due By: 10/27/14

Check, initial and return to the Department of Planning and Zoning if plan is approved with no comments.

DPZ STAFF INITIALS: EB

Septic record on file
No record of public connection

Real Property Data Search (w3)

Guide to searching the database

Search Result for HOWARD COUNTY

View Map		View GroundRent Redemption				View GroundRent Registration				
Account Identifier:		District - 06 Account Number - 421709								
Owner Information										
Owner Name:		BALAKIRSKY MICHAEL				Use:		RESIDENTIAL		
Mailing Address:		11755 BRANDON WOOD CLARKSVILLE MD 21029-				Principal Residence:		NO		
						Deed Reference:		/15511/ 00001		
Location & Structure Information										
Premises Address:		5626 OAKLAND MILLS RD COLUMBIA 21045-0000				Legal Description:		LOT 2 1.365 A 5626 OAKLAND MILLS RD MILL HAVEN		
Map:	Grid:	Parcel:	Sub District:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:	9377
0036	0004	0002		0000			2	2014	Plat Ref:	
Special Tax Areas:					Town:		NONE			
					Ad Valorem:		104			
					Tax Class:					
Primary Structure Built		Above Grade Enclosed Area		Finished Basement Area		Property Land Area		County Use		
1950		2,005 SF		400 SF		1.3600 AC				
Stories	Basement	Type	Exterior	Full/Half Bath	Garage	Last Major Renovation				
1	YES	STANDARD UNIT	BRICK	2 full/ 1 half						
Value Information										
			Base Value	Value As of 01/01/2014	Phase-in Assessments As of 07/01/2014		As of 07/01/2015			
Land:			166,100	166,100						
Improvements			161,800	208,100						
Total:			327,900	374,200	343,333		358,767			
Preferential Land:			0				0			
Transfer Information										
Seller: STANDAFAER FRANK				Date: 03/24/2014		Price: \$320,977				
Type: NON-ARMS LENGTH OTHER				Deed1: /15511/ 00001		Deed2:				
Seller: STANDAFAER TRACEY				Date: 07/21/2010		Price: \$0				
Type: NON-ARMS LENGTH OTHER				Deed1: /12575/ 00381		Deed2:				
Seller: LONG S EUGENE				Date: 10/03/2005		Price: \$315,000				
Type: ARMS LENGTH IMPROVED				Deed1: /09527/ 00038		Deed2:				
Exemption Information										
Partial Exempt Assessments:		Class		07/01/2014		07/01/2015				
County:		000		0.00						
State:		000		0.00						
Municipal:		000		0.00 0.00		0.00 0.00				
Tax Exempt Exempt Class:				Special Tax Recapture:						
				NONE						
Homestead Application Information										
Homestead Application Status: No Application										

1. This screen allows you to search the Real Property database and display property records.
2. Click [here](#) for a glossary of terms.
3. Deleted accounts can only be selected by Property Account Identifier.
4. The following pages are for information purpose only. The data is not to be used for legal reports or documents. While we have confidence in the accuracy of these records, the Department makes no warranties, expressed or implied, regarding the information.

- Vacant Home
- Well on right side
of home. (see pics)



Interactive Map

Map Layers Map Legend Search

All Layers

Base Maps & Aerial Photos

- Howard County Base Map
- Aerial Photo 2011
- Aerial Photo 2007
- Aerial Photo 2006
- Aerial Photo 2004
- Aerial Photo 2002
- Aerial Photo 1998
- Aerial Photo 1993
- Aerial Photo 1988
- Aerial Photo 1985
- Aerial Photo 1984
- Aerial Photo 1982
- Aerial Photo 1980
- Aerial Photo 1977
- Aerial Photo 1971
- Aerial Photo 1970
- Aerial Photo 1963
- Aerial Photo 1952
- Aerial Photo 1943
- Google Satellite
- OpenStreetMap
- Blank

Annotation Layers

HoCo Base Map Layers

- Contours 2004



-76.83915, 39.21632

APPROVED
2/21/80 RH

PERMIT

P 30534
A Repair

SEWAGE DISPOSAL SYSTEM

MARYLAND STATE DEPARTMENT OF HEALTH

HOWARD COUNTY

06-421709

ELLICOTT CITY

DISTRICT 5th

DATE 2/21/80

INDEXED

Jenkins Brothers

IS PERMITTED TO INSTALL ALTER X

ADDRESS 10439 Frederick Road, Ellicott City, Md. 21043 PHONE 465-6646

SUBDIVISION ROAD 5626 Oakland Mills Road LOT

PROPERTY OWNER Dr. Eugene Long

ADDRESS 5626 Oakland Mills Road, Columbia, Md. 21045

SPECIFICATIONS

SEPTIC TANK CAPACITY _____ GALLONS

DRAIN FIELD _____ DEPTH _____ FEET. BOTTOM AREA _____ SQ. FT.

DEEP TRENCH _____ DEPTH _____ FEET. BOTTOM AREA _____ SQ. FT.

SEEPAGE PITS _____ ABSORBENT SIDE-WALL AREA _____ SQ. FT.

INLET PIPE _____ FT. BELOW ORIGINAL GRADE. MAXIMUM DEPTH _____ FT. BELOW ORIGINAL GRADE

EFFECTIVE DEPTH AT _____ FT. BELOW ORIGINAL GRADE.

LOCATE DISPOSAL AREA _____ FT. FROM _____ LOT LINE AND _____ FT. FROM _____ LOT LINE AS SEEN WHEN

FACING LOT FROM

Public Water
and Sewer Are
Nearby and Probably
Available

REPAIR - Call for an appointment when ground is opened up and Sanitarian will

recommend the repair system. 2/21/80 DITCH 11 FT DEEP

2 FT WIDE 7 FT STONE 50 FT LONG (364

50 FT SIDEWALL AREA ONE SIDE) PLACE DITCH IN AREA
BETWEEN OLD TANK & HOUSE RH

PLANS APPROVED BY Palmer F. Wine DATE 2/21/80

COVER NO WORK UNTIL INSPECTED AND APPROVED.

NEITHER THE HOWARD COUNTY COUNCIL NOR THE HEALTH DEPARTMENT IS RESPONSIBLE FOR THE SUCCESSFUL OPERATION OF ANY SYSTEM.

NOTE: IF TRENCH IS USED CALL FOR INSPECTION BEFORE PLACING GRAVEL IN TRENCH.

NOTE: NO DRY WELL SHALL EXCEED 15 FOOT IN DIAMETER.

NOTE: ALL PIPE FROM HOUSE TO DISPOSAL AREA MUST BE CAST IRON.

PERMIT VOID AFTER THREE YEARS.

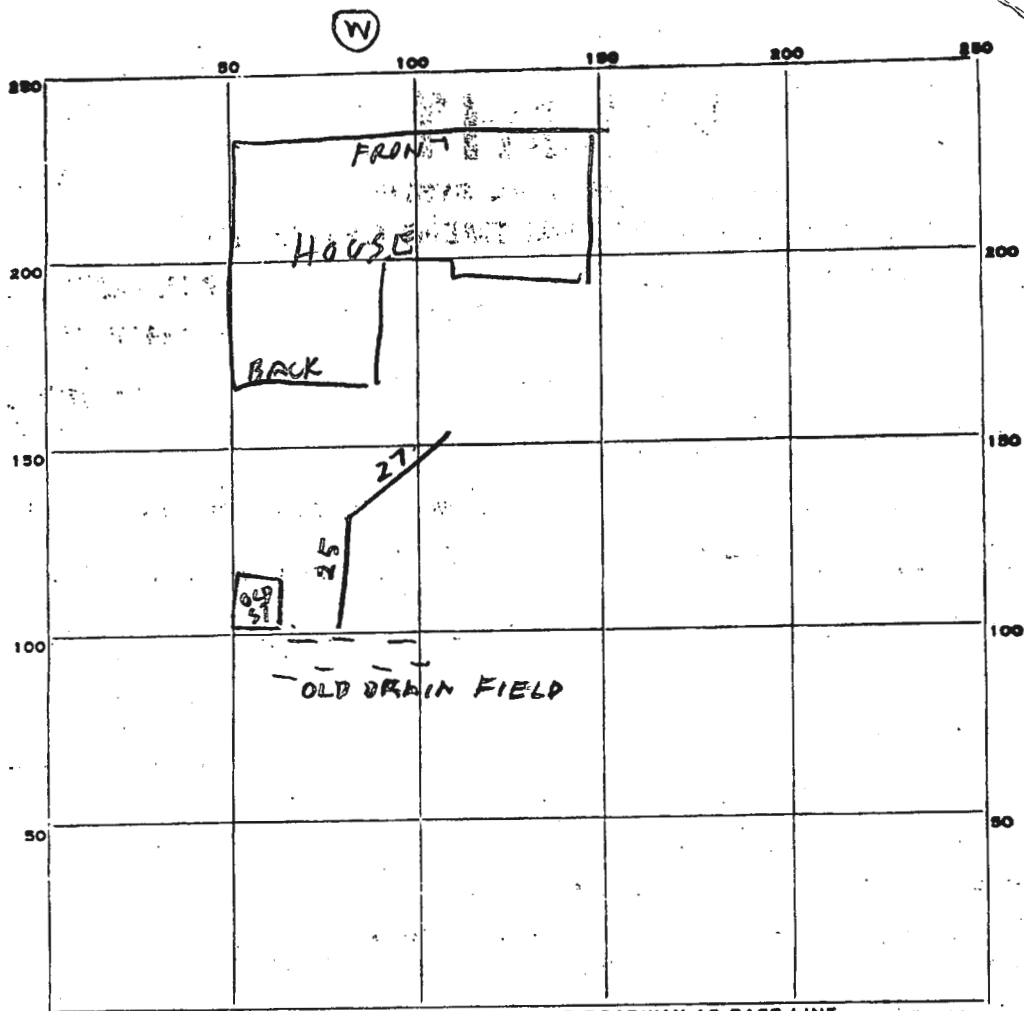
NOTE: INSTALL STAND PIPE ON SEPTIC TANK AND DRY WELL. STAND PIPES MUST BE 6 INCHES IN DIAMETER. CAST IRON, CONCRETE OR TERRA
COTTA ACCEPTED.

*INSTALLER IS RESPONSIBLE FOR OBTAINING FINAL APPROVAL ON THIS PERMIT.

BLDG. PERMIT SIGNED
AND RETURNED 4/16/80
Susan H 43957
Woodbury

P 30534

5
7535
52
36



INDICATE NORTH. - NAME ADJOINING ROADWAY AS BASE LINE.

PERMIT CARD _____

SEPTIC TANK, LEVEL N/A

CLEANOUTS N/A

DISTRIBUTION BOX, LEVEL _____

TILE FIELD, DEPTH 11-12 FT. TRENCH WIDTH 2 FT.

GRAVEL DEPTH 7 FT IN. TOTAL LENGTH 57 FT.

NUMBER OF TRENCHES 1 TOTAL BOTTOM AREA 399

SEEPAGE PITS, INSIDE DIAMETER _____ FT. DEPTH BELOW INLET _____ FT.

ABSORBENT AREA _____ SQ. FT.

REMARKS 2/21/80 1000AM - DITCH PARTLY DUG & SOIL OK

1130AM DITCH FINISHED & STONE & PIPE ADDED

DATE SYSTEM APPROVED 2/21/80

INSPECTOR Raymond Hodges

Mr. Monahan
information
you requested

February 21, 1979

S. Eugene Long, M.D.
5626 Oakland Mills Road
Columbia, Maryland 21045

Dear Dr. Long:

Subject: Public sewer availability
Tax Map 36 - Parcel 2
5626 Oakland Mills Road

In response to your letter of February 8, 1979 concerning the availability of public sewer facilities to serve the above captioned property, please be advised that the above property is not located in the Metropolitan District of Howard County, and under the County Code, only those properties located within the limits of the Metropolitan District are eligible for public facility availability.

The County Council has the authority to accept properties into the Metropolitan District when a petition is filed for admittance. Therefore, if you desire to incorporate the above parcel into the District, you should contact our Administrative Services Division, 3430 Court House Drive, Ellicott City, Maryland 21043, attention: Elizabeth Emerson.

Enclosed please find Mr. George F. Neimeyer's letter of February 5, 1979 concerning the Savage Wastewater Treatment Plant, and the current restrictions which were imposed in an effort to prevent overloading the County's treatment facilities at Savage prior to its expansion. Please note the last paragraph on page 2, which describes the restrictions as they relate to parcels outside of the Metropolitan District. Since the parcel in question does not meet the guidelines created, the parcel is subject to the current Savage sewer connection restrictions. As indicated in Mr. Neimeyer's letter, it is this Department's intent to review requests for public sewer in the Savage Drainage Area not included in the past relaxation, during May, 1979, to provide for orderly County development.

If the parcel is admitted into the Metropolitan District, and if you have a letter of condemnation from the Environmental Health Department concerning your septic system, the Savage sewer connection restrictions could be waived.

With the above in mind, a long sewer house connection would be required to be constructed in order to provide public sewer service to the parcel in question. The long sewer house connection would involve the following:

1. The lot on which your home is located pays front foot benefit taxes after the connection in accordance with County policy.
2. The County's responsibility is limited for the connection between the main and the street right-of-way line.
3. The lot owner pays the cost of the sewer house connection.
4. The house connection - sizing cost and maintenance from the road right-of-way to the house is the responsibility of the lot owner.
5. The house connection between the road right-of-way and the house is to be constructed under a plumbing permit.
6. Prior to making application, the homeowner must acquire all the necessary rights-of-way.
7. The homeowner must disconnect and reconnect paying a connection fee in the event public sewer mains are extended to the property.
8. The house connection is to service only the one (1) existing home.
9. The property owner is to enter into an agreement with Howard County relative to the conditions for granting the house connection and the agreement is to be recorded in the Land Records.

In a preliminary review of the land topography, looking at your home and the existing sewer system, it seems that you could connect into the public sewer system in Thunder Hill Road and/or Shadow Fall Terrace.

I trust the above information has adequately responded to your request. Should further information be required please contact this office.

Very truly yours,

Harrison
Barbara Harrison
Development Services Division
Bureau of Engineering

BH/ss

Enclosure

cc: William O. Filbert

R-882

*Repair
perc*
3/22/79
9:30 A.M.

APPLICATION

SEWAGE DISPOSAL TESTING

STATE OF MARYLAND - DEPARTMENT OF HEALTH AND MENTAL HYGIENE

A _____
P _____

HOWARD COUNTY HEALTH DEPARTMENT
ENVIRONMENTAL HEALTH SERVICES
P.O. BOX 476 ELLICOTT, MARYLAND 21043
TELEPHONE: 992-2330

1250 Tank
Trench 100 ft long - 10 ft deep
6 ft 5 inch - in area front of house
2 sides of trench
old sys tem must be abandoned.

DISTRICT 5th

DATE 3/21/79

TO: THE COUNTY HEALTH OFFICER
ELLICOTT CITY, MARYLAND

I HEREBY APPLY FOR THE NECESSARY TEST IN ORDER TO CONSTRUCT (OR RECONSTRUCT) A SEWAGE DISPOSAL SYSTEM.

PROPERTY OWNER Dr. Eugene Long

ADDRESS 5626 Oakland Mills Road, Columbia, Md. PHONE _____

PROPERTY LOCATION:

SUBDIVISION _____ LOT NO. _____

ROAD AND DESCRIPTION 5626 Oakland Mills Road - see attached.

SIZE OF LOT ? TYPE BLDG. ?

THE SYSTEM INSTALLED UNDER THIS APPLICATION IS ACCEPTABLE ONLY UNTIL PUBLIC FACILITIES BECOME AVAILABLE.

I FULLY UNDERSTAND THE FEE CONNECTED WITH THE FILING OF THIS PERC TEST APPLICATION IS NON-REFUNDABLE UNDER ANY CIRCUMSTANCES.

SIGNATURE OF APPLICANT /s/ Jack Fyock for Dr. Eugene Long

APPROVED BY *D.W.M.* FOR *Trench* DATE 3-22-79

REJECTED BY _____ FOR _____ DATE _____

HOLD PENDING FURTHER TESTS _____ DATE _____

REASONS FOR REJECTION OR HOLDING _____

THIS IS NOT A PERMIT



Grounds

SOIL PROFILE

0' [Empty vertical box for soil profile]

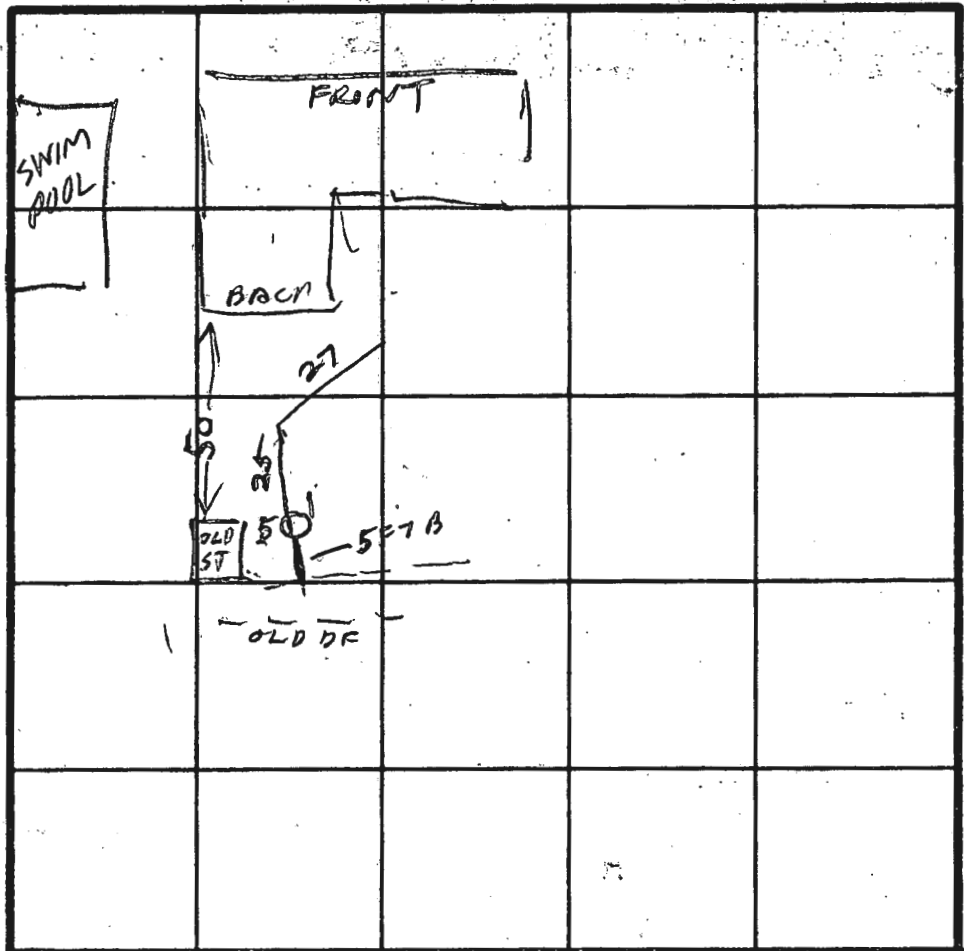
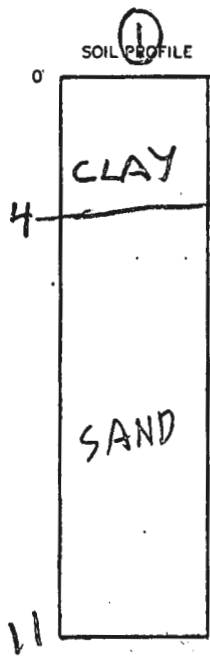
INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
3-22-7	1	11 ft	good soil		Sandy loam		

REMARKS _____

TYPE OF SOIL _____

TESTED BY _____ ALSO PRESENT _____



INDICATE NORTH - NAME ADJOINING ROADWAY AS BASE LINE.

DATE	TEST NO.	DEPTH	PRE-WET		TEST - 1" DROP		TIME
			START	STOP	START	STOP	
2/21/80	(1)	11	DRY	SEE	DITCH 20 FT		
					LONG 8 11 FT DEEP DUG		

REMARKS: WELL IN FRONT OF HOUSE

TYPE OF SOIL _____

TESTED BY _____ ALSO PRESENT _____

January 21, 1981

Mr. Eugene Long, M.D.
5626 Oakland Mills Rd.
Columbia, Maryland 21045

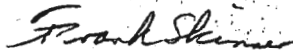
RE: Property at 5626 Oakland Mills Rd.

To Whom It May Concern:

The water sample submitted on September 17, 1980 for testing was free of coliform and fecal coliform bacteria at the time of sampling and is bacteriologically safe for drinking.

In addition, the septic system on this property was recently repaired. The septic system was inspected and approved by this office on February 21, 1980.

Very truly yours,



Frank Skinner
Sanitarian
Water & Sewerage Program

FS:rr



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

3430 Courthouse Drive ■ Ellicott City, Maryland 21043 ■ 410-313-2350

Marsha S. McLaughlin, Director

www.howardcountymd.gov
FAX 410-313-3467
TDD 410-313-2323

June 19, 2014

Mr. Michael Barlakirsky
11755 Bragsdon Road
Clarksville, MD 21029

Dear Mr. Barlakirsky:

RE: WP-14-133, Mill Haven

The Director of the Department of Planning and Zoning considered your request for a waiver from the Howard County Subdivision and Land Development Regulations.

As of the date of this letter, the Planning Director approved your request to waive **Section 16.144(r) (6)** – failure to submit the final plat original within 180 days of the final plan approval.

Approval is subject to the following conditions:

1. The applicant will be required to hold a pre-submission community meeting prior to the submission of the revised final plans.
2. The applicant must resubmit a revised plan (8 copies) for review by the SRC agencies within 6 months of waiver approval (on or before **December 19, 2014**). The submission must include a cover letter explaining why the plan was reactivated and any plan revisions. The revised plan will be distributed to the following SRC agencies: DLD, DED, SCD and the Health Department.
3. The signed water and sewer plans and signed road construction drawings must be revised reflecting any changes proposed on the final plat. The Plan Revision (Red-Line) must be submitted within 6 months of waiver approval (on or before **December 19, 2014**).
4. One-half of the initial processing fee (\$335.00) must be paid at the time of submission of the revised final plan.
5. The plan must comply with any fee changes per the County Fee Schedule.
6. No new lots may be created with the re-activation of F-08-121.
7. The final plan must comply with all current County and State Regulations.
8. Any removal of specimen trees or trees 30" or greater in diameter will require the submission and approval of a waiver petition.
9. After review and re-approval of the final plan is complete, the subdivision will be re-tested for availability of housing unit allocations and the open/closed schools test in accordance with the Adequate Public Facilities Ordinance (APFO).

Our decision was made based on the following:

Extraordinary Hardship or Practical Difficulty - The extraordinary hardship or practical difficulty involved with this waiver request would require the developer to submit a new final plan submission. Since the property ownership has changed and the new applicant has indicated that minor changes will be made to the water and sewer plans, road construction drawings and plat, requiring a new final plan will plan an unnecessary hardship on the new property owner. The final plan will be re-activated to

SHANABERGER & LANE

Surveying • Land Planning • Construction Stakeout

October 3, 2014

Mr. Kent Sheubrooks, Chief
Division of Land Development
Howard County Department of Planning and Zoning
3430 George Howard Drive
Ellicott City, MD 21043

re: Mill Haven, F-08-112
revised plan submission

Dear Mr. Sheubrooks and plan reviewers from all Departments:

On behalf of our client, Michael Balakirsky, we requested a waiver of Section 16.144.(r) of the Subdivision and Land Development Regulations. The purpose of the request was to allow reactivation of the approval of F-08-112, Mill Haven, which created 2 new residential lots out of what is currently recorded as Lot 2, Mill Haven.

On June 19, 2014 the Planning Director Approved WP-14-133, which granted a waiver of Section 16.144.(R).(6). The waiver was granted subject to several conditions, one of which is that a revised plan submission must be made with a cover letter explaining the reason for reactivation and explaining the changes made since last approval. This is the cover letter.

HISTORY AND REASON FOR REACTIVATION

After F-08-121 reached "technically complete" status on November 17, 2008, the construction drawings were submitted for signature. The Road Construction Drawings were signed in December, 2008. The Water and Sewer contract drawings were signed in February, 2009.

However, the plan was never bonded. The previous owner submitted several waiver requests to extend the deadlines for posting sureties, executing Developers Agreements, and submitting the final plat original: WP-09-150, WP-10-046, WP-11-075, and WP-12-095. The reason for the extension requests was financial --- the downturn in the national and local economy, the downturn in local property values and the downturn in local housing sales.

Approval of the last waiver petition, WP-12-095, expired on December 30, 2012. The Department of Planning & Zoning voided previous plan approvals in a letter dated July 25, 2013.

The property was sold in March 24, 2014 to Michael Balakirsky. We are working on his behalf to bring the plans into compliance with current regulations, execute the Developers Agreement, post sureties, and record the final plat.

CHANGES MADE SINCE LAST APPROVAL

Elimination of existing Lot 3, Mill Haven from the Final Plat ---

Lot 3 was only included in the original plan of subdivision at the request of the owners of that adjoining lot. Lot 3 has a fence which encroaches onto Lot 2. Lot 3 has changed ownership since that time, and the fence issue will now be handled by fence relocation.

Shifting the public water main several feet horizontally ---

The water main location on the signed Water & Sewer contract drawings was placed well off the use-in-common driveway to avoid encroaching on 4 trees on the right side of the driveway (as you enter from Oakland Mills Road). 2 of those trees are now gone, a third is dead, and the owner of Lot 3 has no objection to removal of the 4th one. The location of the proposed water main is now close to the edge of the existing driveway to keep it further from the houses on Lots 3 and 4.

Shifting house sites and interior lot lines ---

Interior lot lines have been shifted. Lots 5 and 7 are smaller lots and Lot 6 has been left as a large lot to accommodate a larger house in the future, effectively replacing the existing larger house which is being removed.

Specimen Trees

In February 2014, four specimen trees were identified on the site. It is possible to avoid 3 of them, but the large honey locust tree on Lot 7 will interfere with house construction and a reasonable house siting and cannot be avoided. A waiver request is being made concurrent with this revised Final Plat submission asking permission to remove this 1 specimen tree and to make up for it by way of additional planting on the Landscape Plan that is part of the Road Construction Drawing set.

Other Changes

Most of the other changes on the Final Plat involved updating adjoining lot owners, updating notes and fees to the current ones, updating certifications, and provision of 2 additional plan sheets to spread out Information for clarity.

CONCURRENT SUBMISSIONS OF PLANS

1. Final Plat submission (this submission)
2. Waiver Petition submission (to allow removal of one specimen tree)
3. Water & Sewer Construction Drawing submission --- Signed contract drawings are redlined to show proposed changes and have been submitted through redline process.
4. Road Construction Drawings --- Signed drawings are redlined to show proposed changes and have been submitted through the redline process.

I realize this plat was last reviewed several years ago, and that there will be more than the usual number of questions during this revised submission. To the extent possible I am offering to answer any questions that arise during this review directly, though phone call or email, in order to facilitate review by various agencies and reviewers. If something is unclear, please don't hesitate to contact me by phone or email. Thank you.

Sincerely,



G. Scott Shanaberger
Professional L. S.
home@shanlane.com
410-461-9565

GENERAL NOTES:

- COORDINATES BASED ON NAD 83 MARYLAND COORDINATE SYSTEM AS PROJECTED BY HOWARD COUNTY GEODETIC CONTROL STATION NOS. 30HA & 36BC.
- SUBJECT PROPERTY ZONED 'R-12' PER 10/6/2013 COMPREHENSIVE ZONING PLAN.
- DRIVEWAYS SHALL BE PROVIDED PRIOR TO ISSUANCE OF A USE AND 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 WITH TAR AND CHIP COATING (1-1 1/2" MIN)
GEOMETRY - MAX. 15% GRADE, MAX 10% GRADE CHANGE AND MIN. 45' TURNING RADIUS
STRUCTURE (CULVERTS/BRIDGES) - CAPABLE OF SUPPORTING 25 GROSS TONS (H25 LOADING)
DRAINAGE ELEMENTS - 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 OR PIPESTEM AND ROAD RIGHT-OF-WAY LINE AND NOT ONTO THE PIPESTEM LOT DRIVEWAY.
- THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 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.

G. SCOTT SHANABERGER DATE

OWNER DATE

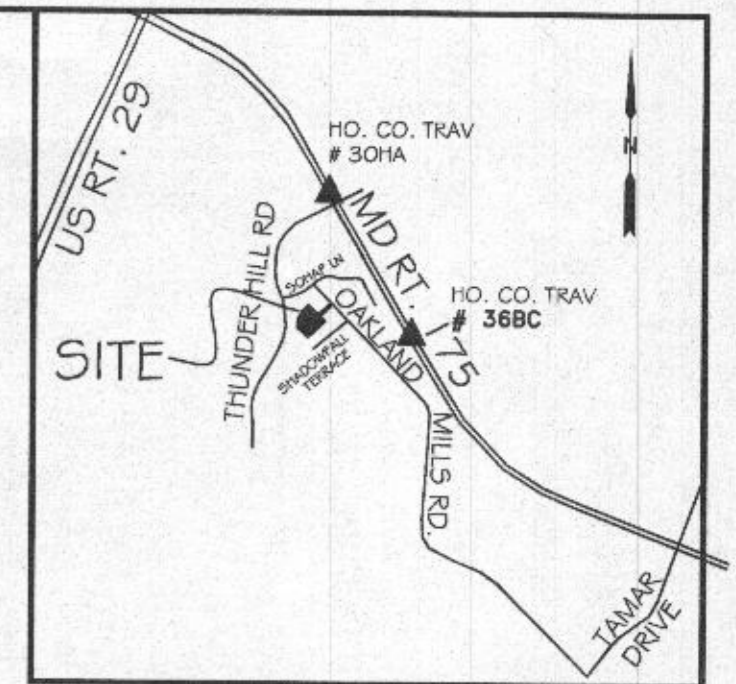
- THIS PLAT IS BASED ON A FIELD RUN BOUNDARY SURVEY PERFORMED BY SHANABERGER & LANE IN FEBRUARY-MAY, 2007.
- THE AREAS SHOWN HEREON ARE NOT EXACT BUT ARE ROUNDED TO THE NEAREST 1 SQUARE FOOT AND THE NEAREST 0.0001 ACRE.
- WATER AND SEWER SERVICE TO THESE LOTS WILL BE GRANTED UNDER THE PROVISIONS OF SECTION 18.122.B OF THE HOWARD COUNTY CODE.
- PUBLIC WATER AND SEWAGE ALLOCATION WILL BE GRANTED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF CAPACITY IS AVAILABLE AT THAT TIME.
- THIS PLAT COMPLIES WITH THE REQUIREMENTS OF SECTION 16.1200 OF THE HOWARD COUNTY CODE FOR FOREST CONSERVATION BY PAYMENT OF A FEE OF \$10,977.12 (9147.6 SQ.FT. X \$1.20/SQ. FT.).
- A FEE-IN-LIEU OF OPEN SPACE OF \$3000.00 WILL BE PROVIDED UPON SUBMISSION OF THE ORIGINAL FINAL PLATS FOR SIGNATURE.

GENERAL NOTES:

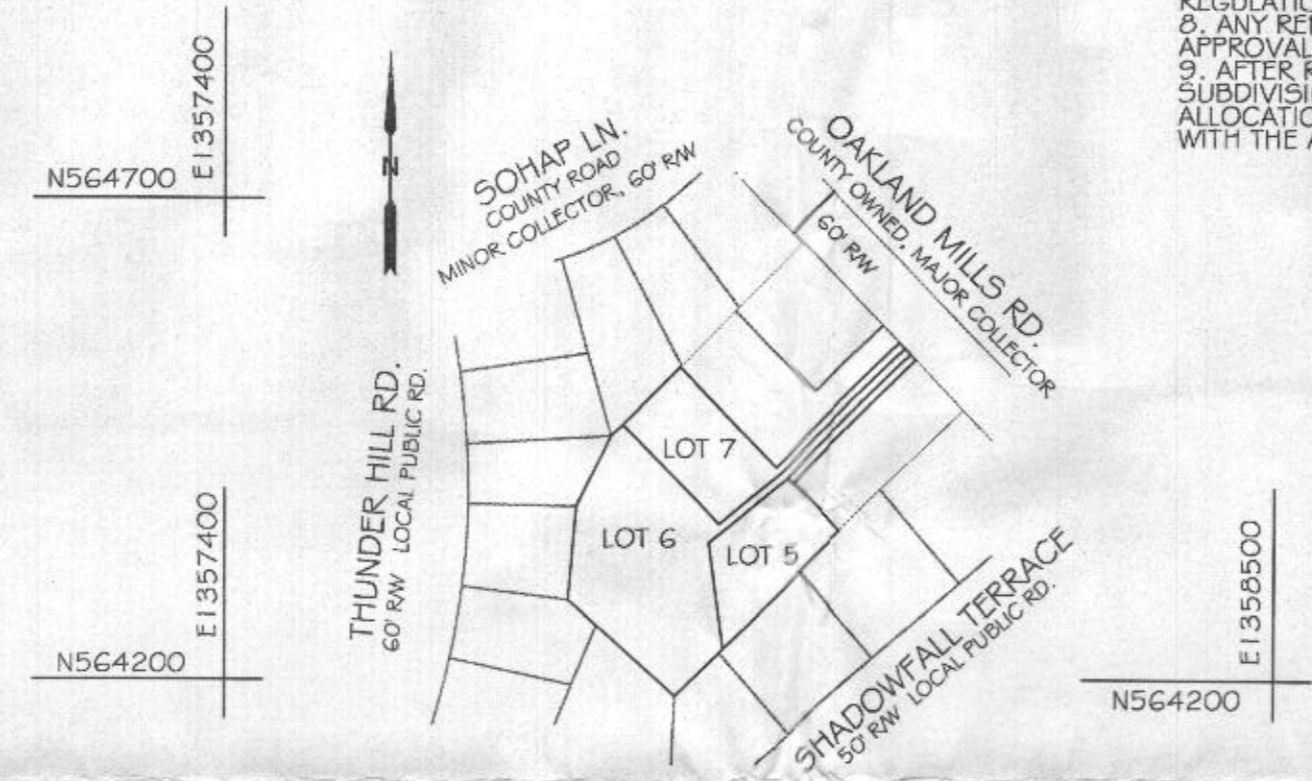
- LANDSCAPING FOR LOTS 5, 6 AND 7 IS PROVIDED IN ACCORDANCE WITH A CERTIFIED LANDSCAPE PLAN ON FILE WITH THIS PLAT IN ACCORDANCE WITH SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL LANDSCAPE SURETY IN THE AMOUNT OF \$3300.00 (2 SHADE TREES, 4 EVERGREEN TREES, AND 7 STREET TREES) SHALL BE DEFERRED UNTIL SITE DEVELOPMENT PLAN APPROVAL.
- THERE ARE NO WETLANDS OR STREAMS ON THIS SITE PER A SITE INSPECTION ON 12/11/2007 BY EXPLORATION RESEARCH, INC.
- THERE IS NO FLOODPLAIN ON THIS SITE.
- STORMWATER MANAGEMENT FOR THIS PROJECT IS PROVIDED BY ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS. PLEASE REFER TO THE SWM REPORT AND SUPPLEMENTAL SWM PLAN PREPARED BY TESSERA CT SITES DATED DECEMBER 27, 2007 FOR MORE INFORMATION.
- B.R.L. DESIGNATES BUILDING RESTRICTION LINE.
- A DECLARATION OF MAINTENANCE AGREEMENT FOR THE USE-IN COMMON DRIVEWAY WILL BE RECORDED CONCURRENT WITH FINAL PLAT.
- THE TRAFFIC STUDY FOR THIS PROJECT WAS PREPARED BY THE MAR5 GROUP, DATED 01/10/2008.
- WATER IS PUBLIC. CONTRACT #24-4562-D. SEWER IS PUBLIC. CONTRACT #24-4562-D
- THERE IS AN EXISTING HOUSE ON LOTS 6 AND 7 TO BE REMOVED.

GENERAL NOTES:

- RESERVATION OF PUBLIC UTILITY AND FOREST CONSERVATION EASEMENTS DEVELOPER RESERVES UNTO ITSELF, ITS SUCCESSORS AND ASSIGNS. ALL EASEMENTS SHOWN ON THIS PLAN OR WATER, SEWER, STORM DRAINAGE, 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 LOT(S)/PARCELS. 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.
- PROPERTY ADDRESS: 5626 OAKLAND MILLS ROAD
- A PRESUBMISSION COMMUNITY MEETING FOR THIS SUBDIVISION WAS HELD ON AUGUST 6, 2014.
- ON JUNE 19, 2014 THE PLANNING DIRECTOR APPROVED WP-14-133 WHICH GRANTED A WAIVER OF SECTION 16.144.(c)(6) OF THE SUBDIVISION AND LAND DEVELOPMENT REGULATIONS WHICH REQUIRED SUBMISSION OF THE FINAL PLAT ORIGINAL WITHIN 180 DAYS OF THE FINAL PLAN APPROVAL. APPROVAL OF WP-14-133 IS SUBJECT TO THE FOLLOWING CONDITIONS:
 - APPLICANT MUST HOLD A PRE-SUBMISSION COMMUNITY MEETING PRIOR TO THE SUBMISSION OF THE REVISED FINAL PLANS.
 - APPLICANT MUST SUBMIT A REVISED PLAN FOR REVIEW BY THE SRC AGENCIES WITHIN 6 MONTHS OF WAIVER APPROVAL.
 - THE SIGNED WATER AND SEWER PLANS AND SIGNED ROAD CONSTRUCTION DRAWINGS MUST BE REVISED REFLECTING ANY CHANGES PROPOSED ON THE FINAL PLAT WITHIN 6 MONTHS OF WAIVER APPROVAL.
 - 1/2 OF THE INITIAL PROCESSING FEE MUST BE PAID AT THE TIME OF SUBMISSION OF THE REVISED FINAL PLAN.
 - PLAN MUST COMPLY WITH ANY FEE CHANGES PER THE COUNTY FEE SCHEDULE.
 - NO NEW LOTS MAY BE CREATED WITH THE RE-ACTIVATION OF F-08-121.
 - FINAL PLAN MUST COMPLY WITH ALL CURRENT COUNTY AND STATE REGULATIONS.
 - ANY REMOVAL OF SPECIMEN TREES WILL REQUIRE THE SUBMISSION AND APPROVAL OF A WAIVER PETITION.
 - AFTER REVIEW AND APPROVAL OF THE FINAL PLAN IS COMPLETE, THE SUBDIVISION WILL BE TESTED FOR AVAILABILITY OF HOUSING UNIT ALLOCATIONS AND THE OPEN/CLOSED SCHOOLS TEST IN ACCORDANCE WITH THE ADEQUATE PUBLIC FACILITIES ORDINANCE.



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 27 C8



MILL HAVEN, LOTS 5-7
SCALE: 1"=200'

SHEET INDEX	
SHEET 1	INDEX SHEET AND GENERAL NOTES
SHEET 2	LOT AND BRL INFORMATION
SHEET 3	EASEMENT INFORMATION

COORDINATE LIST		
NO.	NORTH	EAST
2	564421.924	1357977.338
12	564403.972	1357994.734
13	564530.342	1358124.672
18	564454.685	1357803.630
20	564257.278	1357787.947
21	564182.987	1357869.739
22	564228.109	1357916.171
23	564311.832	1358002.041
25	564353.797	1358045.226
27	564381.113	1357766.756
29	564284.290	1357758.470
31	564526.379	1357875.686
34	564548.281	1358107.261

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.3652 ACRES±
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.3652 ACRES±

MINIMUM LOT SIZE CHART			
LOT #	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
5	13,512 SF.	1,512 SF.	12,000 SF.
6	31,747 SF.	2,225 SF.	29,522 SF.
7	14,211 SF.	1,510 SF.	12,701 SF.

OWNER
MICHAEL BALAKIRSKY
11755 BRAGDON WOOD
CLARKSVILLE, MD 21029
(410) 340-7823

SURVEYOR
SHANABERGER & LANE
8726 TOWN & COUNTRY BLVD.
SUITE 201
ELLCOTT CITY, MD. 21043
(410)-461-9563

PURPOSE OF RESUBDIVISION PLAT:
TO CREATE TWO (2) ADDITIONAL BUILDING LOTS

RECORDED AS PLAT # _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

REVISED
OCT 09 2014
DPZ Land Development

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

COUNTY HEALTH OFFICER DATE

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION DATE

DIRECTOR DATE

OWNER'S CERTIFICATE

I, MICHAEL BALAKIRSKY, OWNER, 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 RIGHTS-OF-WAY 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 RIGHT-OF-WAYS.

WITNESS MY HAND THIS _____ DAY OF AUGUST, 2014.

MICHAEL BALAKIRSKY DATE _____ WITNESS DATE _____

SURVEYOR'S CERTIFICATE

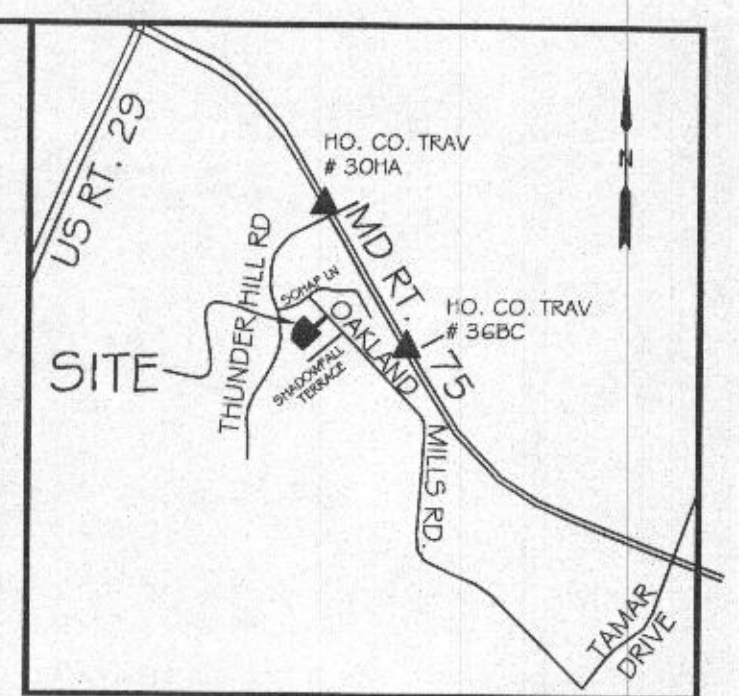
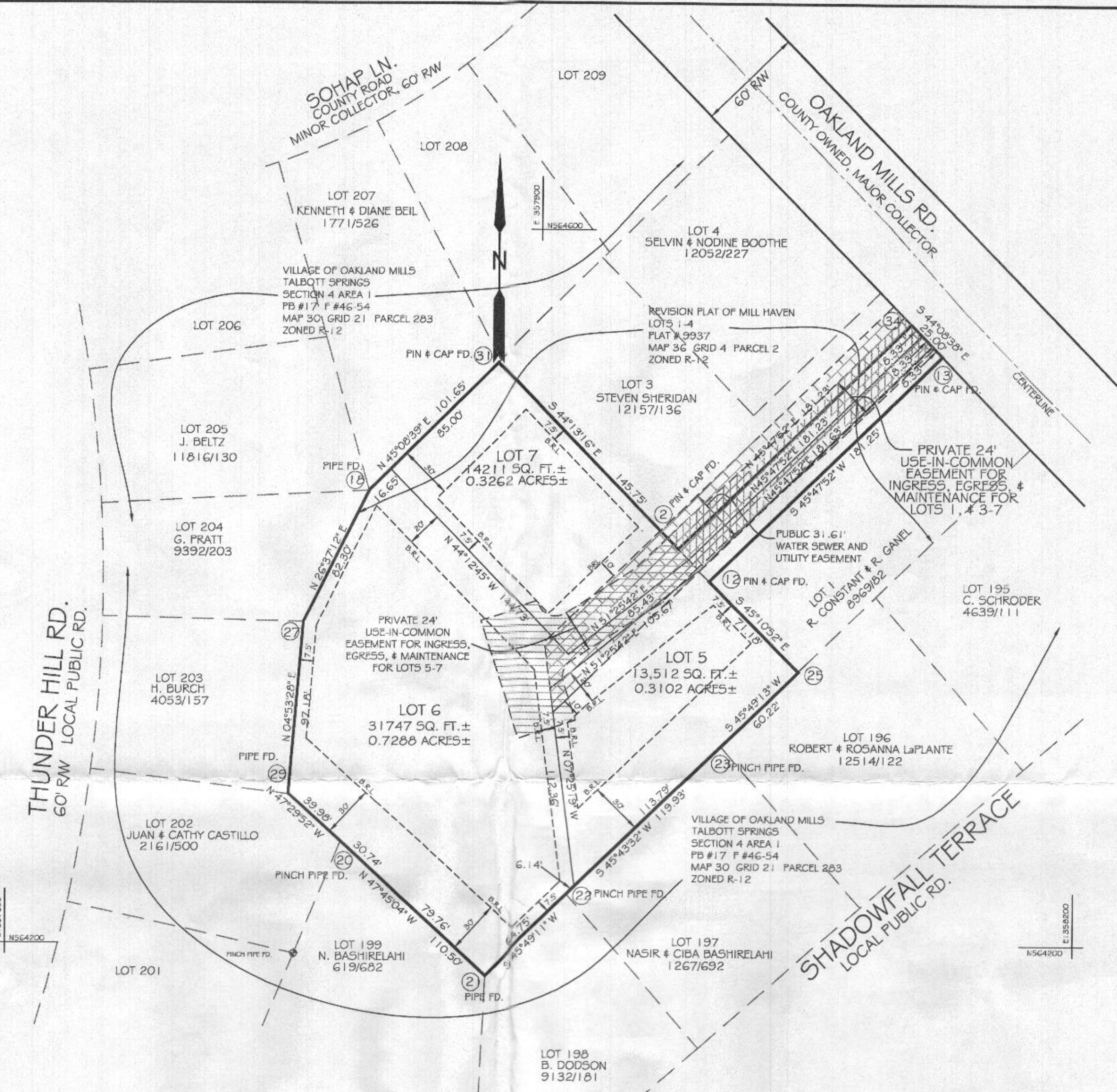
I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY FRANK STANDAFER TO MICHAEL BALAKIRSKY BY DEED DATED MARCH 19, 2014, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 15511, FOLIO 001; AND THAT ALL MONUMENTS 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.

G. SCOTT SHANABERGER DATE _____
PROFESSIONAL LAND SURVEYOR #10849
LICENSE EXPIRATION DATE 4/2/2016

RESUBDIVISION PLAT
MILL HAVEN
LOTS 5, 6, AND 7
SHEET 1 OF 3
A RESUBDIVISION OF LOT 2
REVISION PLAT OF MILL HAVEN
PLAT-C.M.P. #9377

PREVIOUS COUNTY FILES: F-86-25, F-90-133, F-08-121, WP-09-150, WP-10-046, WP-11-075, WP-12-095, WP-14-133
6TH ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP: 36 BLOCK: 4 PARCEL: 2 LOT: 2
ZONING: R-12
SCALE: 1"=50' DATE: 9/16/14

COORDINATE LIST		
NO.	NORTH	EAST
2	564421.924	1357977.336
12	564403.972	1357994.734
13	564530.342	1358124.672
18	564454.685	1357803.630
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34	564546.281	1358107.261



VICINITY MAP
SCALE: 1" = 2000'
ADC MAP 27 C8

- LEGEND:**
- DESIGNATES PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1,3,5,6,7
 - DESIGNATES PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 5,6,7
 - DESIGNATES PUBLIC 41.67' WATER, SEWER AND UTILITY EASEMENT

TABULATION OF FINAL PLAT

TOTAL NUMBER OF LOTS AND/OR PARCELS TO BE RECORDED:	
BUILDABLE	3
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	
BUILDABLE	1.3652 ACRES±
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PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 ACRES±
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MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
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SURVEYOR
SHANABERGER & LANE
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SUITE 201
ELICOTT CITY, MD. 21043
(410) 461-9563

PURPOSE OF RESUBDIVISION PLAT:
TO CREATE TWO (2) ADDITIONAL BUILDING LOTS

RECORDED AS PLAT # _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

OWNER'S CERTIFICATE

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WITNESS MY HAND THIS _____ DAY OF AUGUST, 2014.

MICHAEL BALAKIRSKY _____ DATE _____ WITNESS _____ DATE _____

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A RESUBDIVISION OF ALL OF THE LAND WHICH WAS CONVEYED BY FRANK STANDAFER TO MICHAEL BALAKIRSKY BY DEED DATED MARCH 19, 2014, AND RECORDED IN THE LAND RECORDS OF HOWARD COUNTY, MD., IN LIBER 15511, FOLIO 001; 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.

G. SCOTT SHANABERGER _____ DATE _____
PROFESSIONAL LAND SURVEYOR #10849
LICENSE EXPIRATION DATE 4/2/2016

RESUBDIVISION PLAT
MILL HAVEN
LOTS 5, 6, AND 7
SHEET 2 OF 3
A RESUBDIVISION OF LOT 2
REVISION PLAT OF MILL HAVEN
PLAT-C.M.P. #9377

PREVIOUS COUNTY FILES: F-86-25, F-90-133,
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WP-12-095, WP-14-133
6TH ELECTION DISTRICT HOWARD COUNTY, MD
TAX MAP: 36 BLOCK: 4 PARCEL: 2 LOT: 2
ZONING: R-12
SCALE: 1"=50' DATE: 9/16/14

PUBLIC EASEMENT FOR WATER, SEWER, & UTILITIES

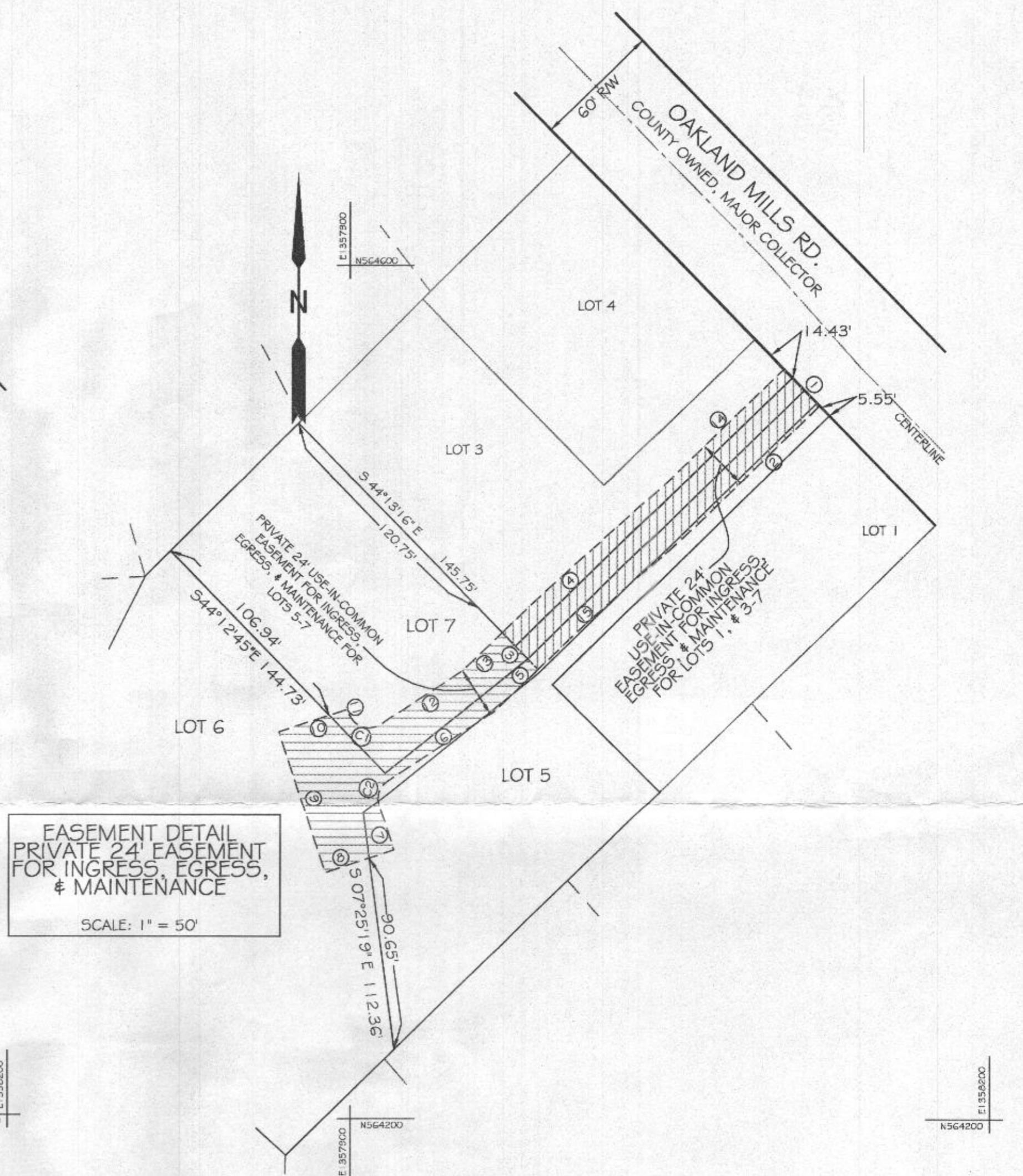
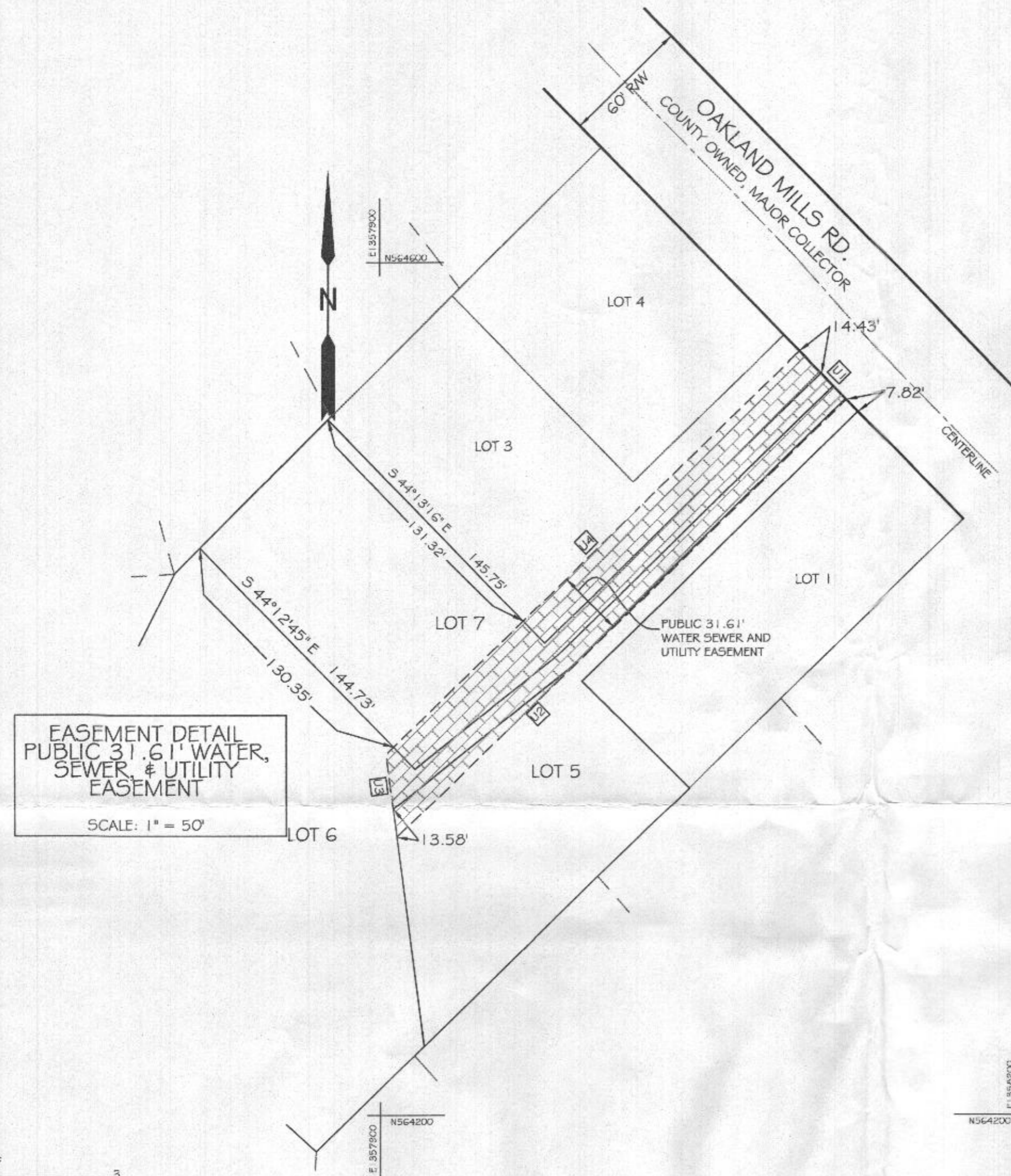
LINE	BEARING	DISTANCE
U1	N 44°12'36" W	31.61'
U2	N 45°47'52" E	294.91'
U3	N 07°25'19" W	39.47'
U4	N 45°47'52" E	271.28'

CURVE DATA FOR PRIVATE EASEMENT FOR INGRESS AND EGRESS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	10.00'	18.29'	15.84'	S 70°38'12" E	104°46'51"
C2	10.00'	13.13'	12.21'	S 19°21'48" W	75°13'09"

PRIVATE EASEMENT FOR INGRESS AND EGRESS

LINE	BEARING	DISTANCE
1	S 44°10'50" E	24.00'
2	S 45°47'52" W	79.03'
3	S 44°13'16" E	24.00'
4	N 47°58'02" E	77.59'
5	N 46°19'57" E	27.97'
6	S 56°58'22" W	59.94'
7	S 18°14'47" E	22.54'
8	S 71°45'13" W	34.01'
9	S 18°05'37" E	70.00'
10	S 71°45'13" W	33.83'
11	S 18°14'47" E	1.96'
12	S 56°58'22" W	46.10'
13	N 46°19'57" E	25.50'
14	N 45°47'52" E	78.59'
15	N 46°19'57" E	24.53'



- LEGEND:**
- DESIGNATES PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 1,3,5,6,7
 - DESIGNATES PRIVATE 24' USE-IN-COMMON ACCESS EASEMENT FOR LOTS 5,6,7
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TABULATION OF FINAL PLAT

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NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF LOTS AND/OR PARCELS	1.3652 ACRES±
BUILDABLE	0
NON-BUILDABLE	0
OPEN SPACE	0
PRESERVATION PARCELS	0
TOTAL AREA OF RIGHT-OF-WAY TO BE RECORDED INCLUDING WIDENING STRIPS	0.0000 ACRES±
TOTAL AREA OF SUBDIVISION TO BE RECORDED	1.3652 ACRES±

MINIMUM LOT SIZE CHART

LOT #	GROSS AREA	PIPESTEM AREA	MINIMUM LOT SIZE
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6	31,747 SF.	2,225 SF.	29,522 SF.
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OWNER:
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((410) 340-7823

SURVEYOR:
SHANABERGER & LANE
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RECORDED AS PLAT # _____ ON _____
AMONG THE LAND RECORDS OF HOWARD COUNTY, MD.

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

COUNTY HEALTH OFFICER _____ DATE _____

APPROVED: HOWARD COUNTY DEPARTMENT OF PLANNING & ZONING.

CHIEF, DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

DIRECTOR _____ DATE _____

OWNER'S CERTIFICATE

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WITNESS MY HAND THIS _____ DAY OF AUGUST, 2014.

MICHAEL BALAKIRSKY _____ DATE _____ WITNESS _____ DATE _____

SURVEYOR'S CERTIFICATE

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G. SCOTT SHANABERGER _____ DATE _____
PROFESSIONAL LAND SURVEYOR #10849
LICENSE EXPIRATION DATE 4/2/2016

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MILL HAVEN
LOTS 5, 6, AND 7
SHEET 3 OF 3
A RESUBDIVISION OF LOT 2
REVISION PLAT OF MILL HAVEN
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