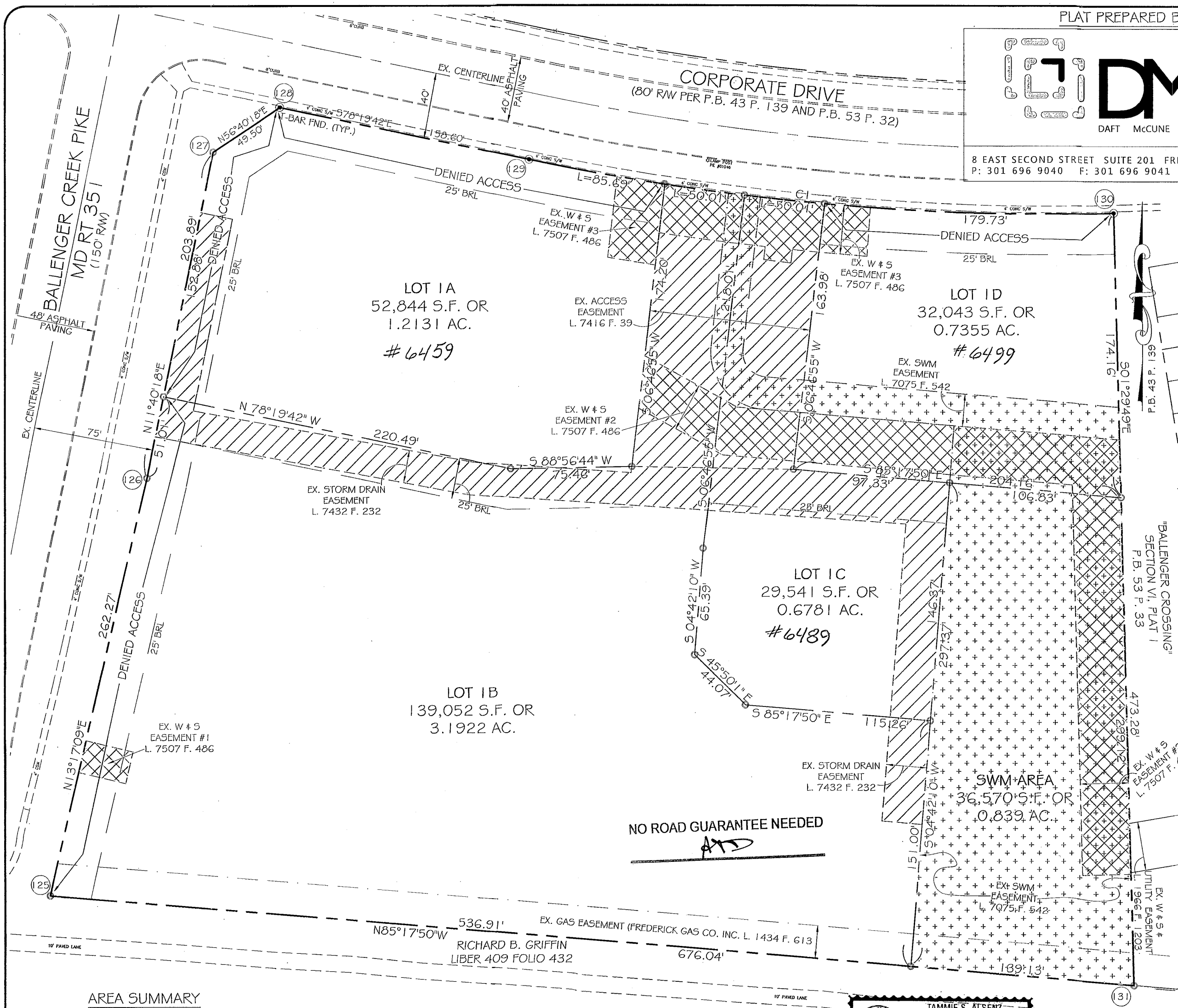
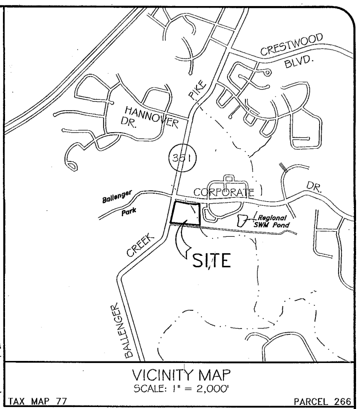
DPP File

PLAT PREPARED BY:

DMW
DAFT McCUNE WALKER INC
8 EAST SECOND STREET SUITE 201 FREDERICK, MD 21701
P: 301 696 9040 F: 301 696 9041 WWW.DMW.COM


CORPORATE DRIVE
(80' R/W PER P.B. 43 P. 139 AND P.B. 53 P. 32)
EX. CENTERLINE
40'
40' ASPHALT PAVING
BALLENGER CREEK PIKE
MD RT 351
(150' R/W)
48' ASPHALT PAVING
EX. CENTERLINE
75'
125
126
127
128
129
130
131
T-BAR FND. (TYP.)
N56°40'18"E
49.50'
S78°19'42"E
158.60'
L=85.69'
L=50.01'
L=50.01'
C1
179.73'
DENIED ACCESS
25' BRL
S01°29'49"E
174.16'
P.B. 43 P. 139
Lot 2001
Lot 2002
Lot 2003
"BALLENGER CROSSING" SECTION VI, PLAT 1 P.B. 53 P. 33
473.28'
299.72'
EX. W & S & UTILITY EASEMENT L. 1966 F. 1203
EX. W & S EASEMENT #2 L. 7507 F. 486
139.13'
203.89'
152.88'
N11°40'18"E
51.01'
262.27'
N13°17'09"E
EX. W & S EASEMENT #1 L. 7507 F. 486
LOT 1A
52,844 S.F. OR
1.2131 AC.
#6459
EX. W & S EASEMENT #3 L. 7507 F. 486
EX. ACCESS EASEMENT L. 7416 F. 39
174.20'
163.98'
S06°46'55" W
EX. W & S EASEMENT #2 L. 7507 F. 486
N 78°19'42" W
220.49'
S 88°56'44" W
75.46'
EX. STORM DRAIN EASEMENT L. 7432 F. 232
25' BRL
LOT 1D
32,043 S.F. OR
0.7355 AC.
#6499
EX. SWM EASEMENT L. 7075 F. 542
S 85°17'50" E
97.33'
204.16'
106.83'
LOT 1C
29,541 S.F. OR
0.6781 AC.
#6489
S 04°42'10" W
65.39'
S 45°50'11" E
44.07'
S 85°17'50" E
115.26'
146.37'
297.37'
151.00'
S 04°42'10" W
LOT 1B
139,052 S.F. OR
3.1922 AC.
EX. STORM DRAIN EASEMENT L. 7432 F. 232
SWM AREA
36,570 S.F. OR
0.839 AC.
EX. SWM EASEMENT L. 7075 F. 542
NO ROAD GUARANTEE NEEDED
N85°17'50"W
536.91'
676.04'
EX. GAS EASEMENT (FREDERICK GAS CO. INC. L. 1434 F. 613
RICHARD B. GRIFFIN
LIBER 409 FOLIO 432
10' PAVED LANE
4' CONC S/W
8" CURB


CRESTWOOD BLVD.
PIKE
HANNOVER DR.
351
CORPORATE DR
Regional SWM Pond
Ballenger Park
CREEK
BALLENGER
SITE

VICINITY MAP
SCALE: 1" = 2,000'

TAX MAP 77 PARCEL 266

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED BY: LAWRENCE C. CARONE, TRUSTEE OF THE LAWRENCE C. CARONE TRUST; JAMES V. CARONE AND GWENDOLYN G. CARONE, CO-TRUSTEES OF THE JAMES V. CARONE AND GWENDOLYN G. CARONE TRUST; MARGUERITE E. CARONE, NOW KNOWN AS MARGUERITE E. ROBERTS, TRUSTEE OF THE MARGUERITE E. CARONE TRUST AND JOSEPH A. CARONE, TRUSTEE OF THE THE JOSEPH A. CARONE TRUST UNTO JAMES V. CARONE AND GWENDOLYN G. CARONE, CO-TRUSTEES OF THE CARONE FAMILY TRUST DATED JUNE 6, 1986 AND JOSEPH A. CARONE, TRUSTEE OF THE JOSEPH A. CARONE TRUST DATED DECEMBER 23, 1985 BY DEED RECORDED IN LIBER 4933 AT FOLIO 694 ON OCTOBER 28, 2004; ALSO KNOWN AS LOT 1, SECTION III AS SHOWN ON PLAT RECORDED IN PLAT BOOK 43 AT PAGE 139; ALL AMONG THE LAND RECORDS OF FREDERICK COUNTY, MARYLAND; AND THAT THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY BOOK, TITLE 3, SUBTITLE 1, SECTION 3-108, 1974 EDITION, AND THE REQUIREMENTS OF THE FREDERICK CITY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

MARK S. CRISSMAN
MD. PLS # 20,008
EXP. DATE 9-26-16

12-21-15
DATE

OWNER'S CERTIFICATION AND DEDICATION

WE, JAMES V. CARONE AND GWENDOLYN G. CARONE, CO-TRUSTEES OF THE CARONE FAMILY TRUST (DATED 6/6/86) AND JOSEPH A. CARONE, TRUSTEE OF THE JOSEPH A. CARONE TRUST (DATED 12/23/85) AS TENANTS IN COMMON BETWEEN THE TWO TRUSTS, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, CONSENT TO AND ADOPT THIS PLAN OF SUBDIVISION, AND IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT BY THE PLANNING COMMISSION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, WALKWAYS AND OTHER EASEMENTS, TO PUBLIC USE UNLESS OTHERWISE NOTED ON THIS PLAT. WE CERTIFY THAT THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT AS HEREON INDICATED; AND THAT THE REQUIREMENTS OF FREDERICK CITY CODE, AND AS ENACTED OR AMENDED SO FAR AS IT MAY CONCERN THE MAKING OF THIS PLAT AND THAT THE SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH. PLANS FOR COMMUNITY WATER AND SEWER SYSTEMS AND FOR A POINT OF DISCHARGE HAVE BEEN APPROVED BY THE STATE OF MARYLAND DEPARTMENT OF THE ENVIRONMENT AND ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER. FACILITIES WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

James V. Carone Co Trustee — 12/18/15
JAMES V. CARONE (CO-TRUSTEE) — DATE

Gwendolyn G. Carone by James V. Carone POA. — 12/18/15
GWENDOLYN G. CARONE (CO-TRUSTEE) — DATE

Joseph A. Carone (Trustee) — 12/18/15
JOSEPH A. CARONE (TRUSTEE) — DATE

The owners have sworn to and subscribed before me this 18th day of December 2015
Tammie S. Alsenz — July 16, 2018
Notary Public — My Commission Expires

TAMMIE S. ALSENZ
~~Commission # 2071766~~
Notary Public - California
Orange County
My Comm. Expires Jul 16, 2018

Notary Seal

FILE#: S-926
A/P#: 15793
DATE: 1/7/16
PB: 96 PG: 95

AREA SUMMARY

AREA OF LOT 1A = 52,844 S.F. OR 1.2131 AC.
AREA OF LOT 1B = 139,052 S.F. OR 3.1922 AC.
(PANHANDLE AREA OF LOT 1B = 8,684 S.F. OR 0.1985 AC.)
USEABLE AREA LOT 1B = 130,368 S.F. OR 2.9937 AC.
AREA LOT 1C = 29,054 S.F. OR 0.6781 AC.
(PANHANDLE AREA LOT 1C = 8,173 S.F. OR 0.1876 AC.)
USEABLE AREA LOT 1C = 20,881 S.F. OR 0.4794 AC.
AREA LOT 1D = 32,043 S.F. OR 0.7355 AC.
SWM AREA = 36,570 S.F. OR 0.839 AC.
TOTAL AREA OF ROAD DEDICATION = 0 ACRES
TOTAL AREA OF PLAT = 290,049 S.F. OR 6.6586 2 AC.
TOTAL NUMBER OF LOTS = 4

COORDINATE TABLE (DATUM FROM PB 43 P 139)

PT.	NORTHING	EASTING
125	2,279.5729	4,891.0177
126	2,534.8234	4,951.2898
127	2,734.4976	4,992.5373
128	2,761.6947	5,033.8964
129	2,729.6094	5,189.2170
130	2,697.2650	5,552.4180
131	2,224.1465	5,564.7818

OWNERS

JAMES CARONE, ET. AL.
23152 SOMERSET CIRCLE
DANA POINT, CA 92629
PHONE: 949-481-0332

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CB	CHORD
C1	1590.00'	365.44'	183.53'	13°10'07"	S84°54'45"E	364.63'

APPROVED
FREDERICK COUNTY
PLANNING COMMISSION

R. Art Wiley 1-7-16
SECRETARY OR CHAIRMAN — DATE

APPROVED FREDERICK COUNTY
HEALTH DEPARTMENT
FOR PUBLIC WATER AND SEWER. THE USE OF COMMUNITY WATER AND SEWER CONFORMS TO THE FREDERICK COUNTY MASTER PLAN.

1-1-16
APPROVING AUTHORITY — DATE

NOTES

1. CURRENT WATER AND SEWER CLASSIFICATION: W-1; S-1
2. SITE IS CURRENTLY ZONED PUD (PLANNED UNIT DEVELOPMENT)
3. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. A 6 (SIX) FOOT DRAINAGE AND UTILITY EASEMENT IS RESERVED ALONG ALL LOT LINES.
5. ALL LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER.
6. SOILS TYPES:(SOILS SHEET 41 OF 64 - FRED. CO. 2000 EDITION)
   DeB DUFFIELD-RYDER SILT LOAM
   AfB ADAMSTOWN-FUNKSTOWN COMPLEX
   BASED UPON A SOILS SURVEY PREPARED BY SPECIALIZED ENGINEERING JULY 2006 - NO ANNUAL FLOODPLAIN SOILS ARE PRESENT ON THIS PARCEL.
7. THIS SITE CONTAINS NO WETLANDS OR 100 YEAR FLOODPLAIN.
8. THE PRELIMINARY PLAN FOR THIS PROJECT (COUNTY PROJECT No. 4794) WAS APPROVED ON SEPTEMBER 26, 2008.
9. THE SIMPLIFIED DELINEATION AND COMBINED FOREST RESOURCE CONSERVATION PLAN (COUNTY PROJECT No. 4796) WAS APPROVED ON SEPTEMBER 16, 2008.
10. THE HORIZONTAL/BEARING DATUM FOR THE PLAT IS BASED UPON PLAT RECORDED IN PLAT BOOK 43 PAGE 139 (LOT 1, SECTION III, CARONE DIVISION).
11. THIS SITE IS CAPPED AT 179 A.M. AND 348 P.M. WEEKDAY PEAK HOUR TRIPS.

SYMBOLS

○ DENOTES CORNER TO BE SET
◉ DENOTES T-BAR FOUND

MINIMUM BUILDING RESTRICTION LINES

FRONT: 25' (SHOWN)
SIDE: 8'
REAR: 25'
MAX. BLDG HEIGHT: 60'

DATE	REVISIONS

MARK STEVEN CRISSMAN
20008

FINAL PLAT
BALLENGER CROSSING (CARONE DIVISION)
LOTS 1A, 1B, 1C AND 1D, SECTION III

SITUATED AT THE SOUTHEAST INTERSECTION OF
BALLENGER CREEK PIKE AND CORPORATE DRIVE
FREDERICK ELECTION DISTRICT No. 2
FREDERICK COUNTY, MARYLAND

DMW # 07708
SCALE: 1" = 50' AP # 15793 DATE: December 8, 2015

V:\07708\DWG\PLAT\FINAL-PLAT.DWG