

LINE	BEARING	DISTANCE
E-1	N 08° 24' 50" W	41.81'
E-2	S 06° 35' 10" W	153.14'
E-3	S 08° 24' 50" E	42.50'
E-4	S 06° 35' 10" W	153.07'
E-5	N 08° 24' 50" W	42.50'
E-6	S 06° 35' 10" W	153.14'
E-7	S 05° 28' 58" W	46.22'
E-8	N 34° 31' 02" W	1.77'
E-9	S 41° 46' 04" W	128.41'
E-10	N 40° 13' 51" W	10.00'
E-11	N 44° 46' 04" E	123.58'
E-12	N 34° 31' 02" W	3.28'
E-13	N 50° 28' 58" E	10.11'
E-14	N 86° 35' 10" E	84.82'
E-15	S 08° 24' 50" E	41.81'
E-16	S 41° 35' 10" W	121.21'
E-18	S 08° 24' 50" E	104.89'
E-19	S 06° 35' 10" W	300.00'
E-20	N 08° 24' 50" W	104.89'

LINE	BEARING	DISTANCE
S-1	S 16° 51' 58" W	24.81'
S-2	S 80° 34' 14" W	81.84'
S-3	S 81° 34' 21" W	116.58'
S-4	N 22° 34' 51" W	26.54'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
SC-1	004° 27' 51"	75.00'	5.84'	2.42	S 37° 38' 15" W	5.84'
SC-2	014° 35' 11"	675.00'	171.86'	86.40	N 86° 07' 12" W	171.40'

LINE	BEARING	DISTANCE
L-1	N 02° 02' 57" E	27.72'
L-2	S 48° 24' 50" E	26.87'
L-3	S 64° 31' 54" W	26.30'
L-4	N 17° 13' 56" W	26.30'
L-5	N 14° 24' 54" W	30.40'
L-6	N 41° 35' 10" E	26.87'
L-7	S 48° 24' 50" E	26.87'
L-8	S 86° 35' 10" W	5.28'
L-10	N 25° 10' 41" W	15.43'
L-11	S 30° 24' 34" E	25.54'
L-12	S 30° 46' 02" W	2.74'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	087° 42' 25"	171.00'	89.58'	49.87	N 67° 49' 57" E	82.00'
C-2	062° 09' 24"	14.00'	20.54'	11.44	S 34° 27' 32" E	14.60'
C-3	055° 01' 48"	75.00'	45.85'	23.67	S 47° 54' 20" E	45.14'
C-4	054° 50' 14"	11.00'	15.84'	10.48	S 60° 29' 33" E	18.45'
C-5	001° 37' 11"	825.00'	23.32'	11.86	S 84° 30' 09" E	23.32'
C-6	001° 21' 31"	715.00'	18.40'	4.20	N 84° 22' 18" W	18.40'
C-7	064° 33' 03"	11.00'	21.41'	12.00	S 57° 40' 22" W	20.24'
C-8	081° 29' 58"	75.00'	44.06'	25.45	S 44° 08' 18" W	48.14'
C-9	042° 06' 44"	11.00'	19.96'	7.31	S 41° 44' 24" W	13.65'
C-10	048° 44' 31"	11.00'	16.14'	8.62	N 32° 01' 00" W	15.71'
C-11	029° 33' 17"	75.00'	30.89'	15.64	N 44° 34' 10" W	30.62'
C-12	062° 10' 58"	24.00'	26.05'	14.47	N 63° 57' 54" W	24.74'
C-13	021° 58' 15"	125.00'	89.83'	18.57	N 81° 04' 10" W	350.48'
C-14	016° 19' 29"	125.00'	208.71'	103.85	N 52° 21' 09" W	205.02'
C-15	051° 28' 07"	675.00'	181.24'	41.48	S 52° 30' 34" E	181.24'
C-16	018° 36' 04"	125.00'	34.48'	20.14	N 40° 28' 07" E	34.16'
C-17	036° 44' 01"	125.00'	79.04'	40.84	N 68° 10' 40" E	71.68'
C-18	036° 44' 01"	71.00'	44.48'	25.68	N 68° 10' 40" E	48.63'
C-19	058° 49' 10"	24.00'	24.12'	16.31	S 25° 56' 45" W	28.44'
C-20	019° 54' 00"	75.00'	26.09'	13.86	S 45° 21' 11" W	25.42'
C-21	051° 10' 51"	54.00'	52.70'	28.26	S 60° 54' 49" W	50.47'
C-22	025° 46' 21"	675.00'	303.68'	154.45	S 30° 31' 34" E	301.07'
C-23	011° 07' 38"	71.00'	14.87'	7.50	N 44° 12' 20" E	14.83'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
AE-1	018° 47' 50"	71.00'	25.26'	12.75	S 64° 12' 08" W	25.15'

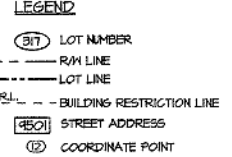
LINE	BEARING	DISTANCE
AE-1	S 09° 24' 50" E	105.25'
AE-2	S 86° 35' 10" W	24.00'
AE-3	N 08° 24' 50" W	47.74'
AE-4	S 08° 24' 50" E	106.00'
AE-5	S 86° 35' 10" W	24.00'
AE-6	N 08° 24' 50" W	106.00'
AE-7	S 86° 35' 10" W	24.00'

ITEM	PLAT 1	PLAT 2	TOTAL
NUMBER OF LOTS	42	51	93
LOT AREA	2,021 ACS.	2,738 ACS.	4,760 ACS.
HIGHWAY RIGHT OF WAY	2,246 ACS.	1,641 ACS.	3,887 ACS.
H.O.A. COMMON AREA	1,141 ACS.	1,160 ACS.	2,301 ACS.
S.W.M. RESERVATION	0,740 ACS.	0	0,740 ACS.
TOTAL PHASE I-A AREA	6,206 ACS.	5,540 ACS.	11,746 ACS.

TYPE OF CONVEYANCE	NO.	TOTAL AREA
HIGHWAY RIGHT OF WAY	1	1,641 ACS.
DRAINAGE AND UTILITY EASEMENT	2	0,815 ACS.
STORMWATER MANAGEMENT EASEMENT	1	0,234 ACS.

TABULATION	TOTAL TRACT	SELECT SECTION	PREVIOUS SECTIONS	DENSITY REMAINING
ZONING OF PROPERTY	DR 9.5, DR 8.5, DR 14	DR 3.5		
AREAS PER ZONING REQUIREMENTS	49,187 ACS.	11,746 ACS.	0 ACS.	60,933 ACS.
DENSITY PERMITTED	521 UNITS	49 UNITS	0 UNITS	428 UNITS
DENSITY PROPOSED	521 UNITS	49 UNITS	0 UNITS	428 UNITS
TOTAL AREA PARCELS/LOTS	TBD	4,760 ACS.	0 ACS.	TBD
TOTAL AREA HIGHWAY ADJUNCTION	TBD	3,406 ACS.	3,808 ACS.	TBD
TOTAL AREA STORMWATER MANAGEMENT RESERVATION	TBD	2,176 ACS.	1,944 ACS.	TBD
TOTAL AREA OF PLAT	91,187 ACS.	11,746 ACS.	0 ACS.	60,933 ACS.
OPEN SPACE REQUIRED	120 ACS.	0	0	120 ACS.
OPEN SPACE PROVIDED	121 ACS.	0	0	121 ACS.
PARKING SPACES REQUIRED	1294	251	0	1028
PARKING SPACES PROVIDED	2164	294	0	1970

NO.	NORTHING	EASTING	NO.	NORTHING	EASTING
22	628461.5084	1366454.4218	34	628804.1021	1367109.5688
23	628396.6584	1367117.5436	40	628244.0661	1367687.1058
24	628311.7291	1367125.2160	41	628344.2791	1367653.5632
25	628291.4568	1367166.5677	42	628360.4388	1367642.4150
26	628300.5894	1367191.0204	43	628281.4610	1367592.5657
28	628246.1484	1367191.2046	83	628684.7821	1367512.7343
29	628235.3198	1367194.4761	84	628707.1610	1367552.6416
30	628233.5344	1367180.4942	85	628688.2324	1367221.7006
31	628200.2228	1367584.3210	86	628657.1303	1367161.7416
32	628146.5452	1367646.5817	87	628620.3168	1366419.2386
34	628204.2711	1367656.6591	88	628442.2110	1366494.2652
35	628248.6636	1367640.2178	89	628528.0646	1367562.5862
36	628254.146	1367107.3694	96	628444.2361	1367581.3882
37	628254.5328	1367125.7637	108	628363.2663	1367542.2174
38	628204.4417	1367126.1036			



- GENERAL NOTES**
- THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY INTERSECTIONS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE GREENWAY AREAS IN FEE OR EASEMENT, STORM WATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS OF WAY OR PROPERTY INTERESTS, NO MATTER HOW ENTITLED, EXCEPT FOR THOSE INDICATED AS PRIVATE. THE OWNER SHALL CONVEY SAID PROPERTY INTERESTS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS SHALL RUN WITH THE LAND AND SHALL BE BINDING UPON THE OWNER, THE OWNER'S PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS, UPON FINAL APPROVAL OF THIS PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
 - STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE CONVEYED BY THIS PLAT. THE SIMPLE TITLE TO THE BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
 - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-214.
 - THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
 - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
 - ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
 - THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
 - THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
 - THE BALLOD GREEN SECOND REFINED - PUD DEVELOPMENT PLAN FOR THIS PROPERTY WAS APPROVED ON NOVEMBER 8, 2015.
 - THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 32-4-290. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS AND FOREST BUFFER EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
 - ANY FOREST CONSERVATION EASEMENT AND BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
 - OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT EASEMENTS / DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO BALTIMORE COUNTY PERSONNEL, A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING SITE VISITS. SAID INSPECTION AND/OR MONITORING VISITS SHALL ONLY BE CONDUCTED DURING NORMAL BALTIMORE COUNTY WORKING HOURS (8:00 AM TO 4:00 PM, MONDAY THROUGH FRIDAY).
 - THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE THAT IS PLANNED FOR THIS DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
 - TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT OF WAY.
 - EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS THE RESULT OF AN INTERPRETATION ONLY OF CURRENTLY APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.

PWA COMPLETED 02/15/11
 ZONING A-10A 7/24/14
 DEV. DESIGN DKX 6/17/14
 DEV. ENGINEER DR 6-17-14
 STREETS, NUMBERING JRC 7-24-14
 REAL ESTATE COMPLIANCE JRC 7-23-14
 PARKS & RECREATION JRC 7-21-14

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-212, BALTIMORE COUNTY CODE.
 Collin M. Kelly 7/24/14
 DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS

APPROVED:
 James J. Wilson Deputy 7/24/14
 DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM, MAD 83 (1911) AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
 ECG #491 N 62°45'11.05 E 1369760.18 ELEV. 564.00
 ECG #442 N 63°04'04.88 E 1369781.95 ELEV. 544.42

OWNER'S CERTIFICATION
 THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF ITS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

OWNER
 BEAZER HOMES CORPORATION
 SUITE 210
 8465 GUILFORD ROAD
 COLUMBIA, MARYLAND 21046
 PHONE: 443-534-4252

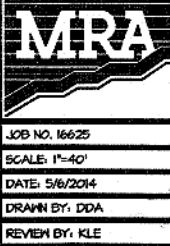
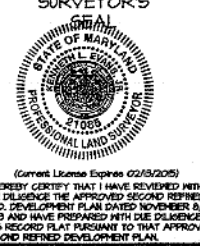
TAX MAP 67, GRID B3, P/O PARCEL 143
 DEED REFERENCE: J.L.E. 1, 94214 F. 264
 TAX ACCOUNT NUMBER: 2500004844

SURVEYOR'S CERTIFICATE
 THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

By: ED GOLD President, Divisional - Maryland Date: 5/6/14
 BEAZER HOMES CORPORATION

SURVEYOR'S CERTIFICATE
 THE UNDERSIGNED, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT AND THAT THE LAND SHOWN ON THIS PLAT HAS BEEN LAID OUT AND THE PLAT THEREOF HAS BEEN PREPARED IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

By: Kenneth L. Egan, Jr. Prof. Land Surveyor #21085 Date: 5/6/2014
 Kenneth L. Egan, Jr. Prof. Land Surveyor #21085 (Exp. 2/19/2015)



MORRIS & RITCHIE ASSOCIATES, INC.
 ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
 14280 Park Center Drive, Suite A
 Laurel, MD 20646
 Phone: 410-782-4192
 Fax: 410-782-1345
 Email: info@mra-inc.com

**PHASE I-A - PLAT TWO
 BALLARD GREEN**
 A SUBDIVISION OF PART OF PARCEL B - PLAT J.L.E. 79-322
 A PLANNED UNIT DEVELOPMENT
 SECOND ELECTION AND FOURTH CONJUNCTIONAL DISTRICT
 BALTIMORE COUNTY, MARYLAND

JOB NO. 16625
 SCALE: 1"=40'
 DATE: 5/6/2014
 DRAWN BY: DDA
 REVIEW BY: KLE

JLE 79-460
 Filed for Record
 J.L.E. 79-460
 Date: JUL 28 2014
 Test: Julie L. Egan, Clerk