THE LOCATION OF ALL ROADS, DRAINAGE AND UTILITY EASEMENTS HAVE BEEN DETERMINED BY A REGISTERED PROFESSIONAL ENGINEER, REG. NO. 16017.

CURVE DATA

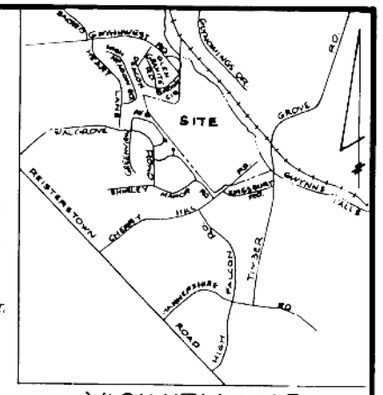
FROM	TO	RADIUS	DELTA	LENGTH	TAN.	CHORD	CHORD BRG.	FROM	TO	RADIUS	DELTA	LENGTH	TAN.	CHORD	CHORD BRG.
3199	3201	215.00'	24°08'46"	90.61'	45.97'	89.94'	S69°50'15"W	3190	3189	978.00'	01°08'33"	19.50'	9.75'	19.50'	N12°19'47"E
3203	3436	347.00'	28°46'41"	174.29'	89.02'	172.46'	S72°09'12"W	2079	3210	978.00'	01°05'07"	17.96'	8.98'	17.96'	S08°17'30"W
2601	2606	1025.00'	00°42'13"	12.59'	6.29'	12.59'	N02°42'43"E	3210	3209	166.74'	50°10'27"	146.01'	78.06'	141.39'	S51°33'22"E
2072	1991	1022.00'	03°01'42"	54.02'	27.01'	54.01'	N08°59'16"E	3209	3202	303.00'	06°36'42"	36.73'	18.39'	36.71'	N61°14'13"E
1990	1987	1040.00'	01°35'42"	35.00'	17.50'	35.00'	N11°36'13"E	2600	2611	975.00'	00°34'01"	9.65'	4.82'	9.65'	N02°38'38"E
3533	1922	440.64'	11°24'49"	87.78'	44.03'	87.63'	N21°42'42"W	2611	3474	66.74'	32°07'49"	48.64'	24.98'	48.01'	S30°39'03"E
2733	3275	159.30'	05°48'44"	16.16'	8.10'	16.17'	N55°30'32"E	3474	3478	303.00'	05°28'33"	28.96'	14.49'	28.95'	S82°59'22"W
3077	3164	115.50'	90°00'00"	181.43'	115.50'	163.34'	S37°54'04"W	2080	3240	960.00'	02°35'11"	48.92'	24.47'	48.92'	N10°16'39"E

Filed for record
S.M. 65 FOLIO 139
Date OCT 5 1993
Test:
Clerk

THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FOR THE 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.

NOTES:

1. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTO. CO. DEPT. OF ENVIRONMENTAL PROT. & RESOURCE MANAGEMENT.
2. THE HYDRIC SOIL LIMITS HAVE BEEN DETERMINED FROM FIELD INSPECTION BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION. NO GRADING, CLEARING OR CONSTRUCTION WILL BE CONDUCTED IN THIS AREA EXCEPT AS PERMITTED IN THE WATER QUALITY MANAGEMENT POLICY.
3. ELEVATIONS SHOWN ON THE FLOODPLAIN SECTIONS ARE THE 1' FREEBOARD ELEVATION.
4. RESTRICTIVE COVENANTS SHALL BE RECORDED IN THE DEEDS OF LOTS 513, 514, 515 & 516 GOVERNING THE USE OF STREAM BUFFER AREAS.



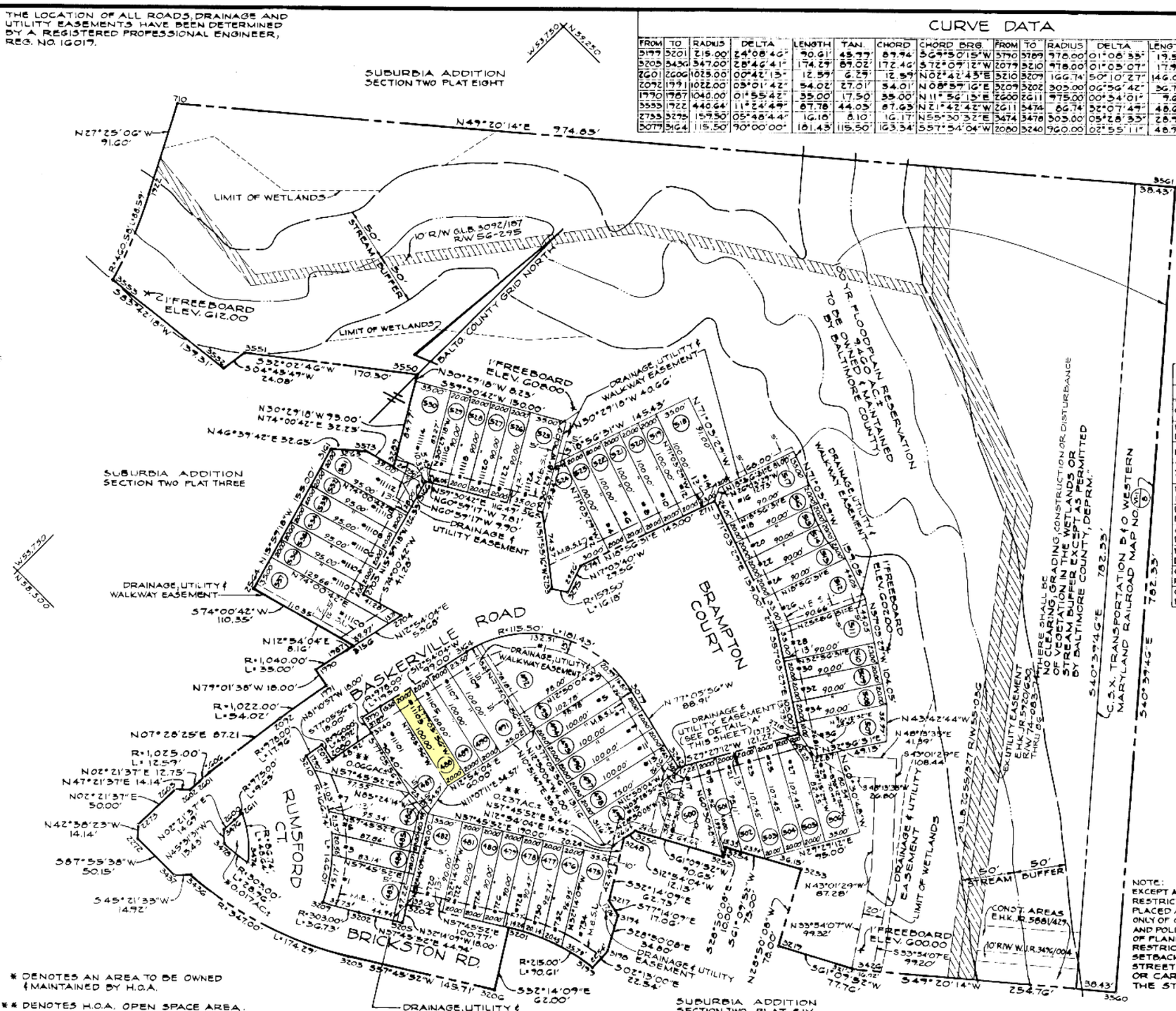
VICINITY MAP
Scale 1"=2000'

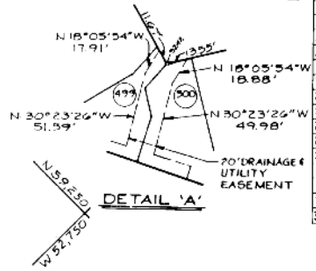
DENSITY CALCULATIONS

	THIS PLAT	SECTION TWO	TOTAL
GROSS AREA	15.601 AC.±	92.563 AC.±	108.443 AC.±
HIGHWAY DEDICATION	0.000 AC.±	0.000 AC.±	0.478 AC.±
NET AREA	15.601 AC.±	92.563 AC.±	107.945 AC.±
ZONING	DR 5.5	DR5.5=61.621 AC.± DR3.5=30.934 AC.±	DR5.5=78.001 AC.± DR3.5=30.944 AC.±
LOTS PERMITTED	5.5 x 15.601= 85.81	DR5.5=338.75 DR3.5=108.26	DR5.5 339.01 DR3.5 176.54
LOTS PROPOSED	63	406	713
GROSS DENSITY	63÷15.601= 4.04	406÷92.563= 4.39	713÷108.443= 4.80
NET DENSITY	63÷15.601= 4.04	406÷92.563= 4.39	713÷107.945= 4.82
OPEN SPACE REQUIRED	63 x 6500 SF.= 0.940 AC.±	406 x 6500 SF.= 6.058 AC.±	713 x 6500 SF.= 10.637 AC.±
OPEN SPACE PROPOSED	9.763 AC.±	40.353 AC.±	50.377 AC.±

COORDINATES

NO.	NORTH	WEST	NO.	NORTH	WEST
3550	58710.739	53610.717	2564	58650.304	53575.316
3551	58806.000	53745.000	3161	58799.308	53618.278
3552	58782.000	53747.000	3573	58821.716	53594.531
3533	58766.725	53887.466	3287	58850.898	53563.553
1922	58848.795	53918.471	2704	58755.023	53457.522
710	58950.103	53960.650	2703	58721.653	53497.206
3561	59565.322	53221.169	3166	58843.095	53532.002
3560	58971.880	52711.398	3165	58702.197	53451.620
3426	58805.879	52904.645	2733	58856.328	53573.077
3219	58768.576	52972.764	3275	58665.487	53359.746
3253	58836.704	53010.383	2741	58893.746	53568.419
3254	58800.552	53078.083	2711	59029.000	53322.000
3255	58791.772	53071.260	2717	58983.879	53190.527
3256	58748.054	53150.667	2716	58927.869	53104.087
3246	58736.235	53153.374	3242	58822.349	53138.755
3217	58683.169	53119.912	3079	58842.199	53230.419
3194	58677.399	53105.273	3164	58755.402	53388.791
3178	58648.918	53086.491	3189	58658.901	53410.894
3177	58622.391	53085.619	3790	58639.850	53415.056
3201	58595.390	53170.045	3240	58635.830	53397.509
3206	58542.947	53136.974	2080	58587.701	53406.236
3203	58465.225	53260.224	2079	58590.460	53424.023
3436	58412.370	53424.388	3210	58572.692	53426.613
3437	58401.889	53435.003	3209	58484.780	53515.871
2272	58400.074	53485.120	3202	58502.443	53283.694
2273	58410.477	53474.700	3205	58526.412	53245.664
2605	58460.435	53472.641	3204	58541.638	53255.283
2602	58470.014	53482.237	2600	58480.699	53431.754
2601	58482.758	53481.712	2611	58490.336	53431.307
2600	58495.350	53481.116	3474	58460.114	53394.009
2072	58581.777	53469.773	3478	58456.581	53422.740
1991	58635.075	53460.897	3476	58466.028	53432.387
1990	58636.502	53478.568			
1987	58672.743	53471.329			
3156	58680.698	53469.507			





TAX ACCOUNT NUMBERS:
04-2200003916
THRU
04-2200003982

NOTE:
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 OFFICE OF PLANNING AND ZONING, EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY, INCLUDING THE MINIMUM SETBACK OF 22 FEET TO BE HELD FROM THE STREET RIGHT-OF-WAY LINE TO THE GARAGE OR CARPORT ENTERED DIRECTLY FROM THE STREET.

OWNER/DEVELOPER
MACINTOSH - I LIMITED PARTNERSHIP/MACKS HOMES
6615 REISTERSTOWN ROAD
BALTIMORE, MARYLAND 21215
DEED REF - 3533/083

PREVIOUSLY RECORDED SM62/31

FIRST AMENDED SECTION TWO PLAT SEVEN SUBURBIA ADDITION

4TH ELECTION DISTRICT — BALTIMORE COUNTY, MD
SCALE: 1"=50' — DATE: MARCH 1, 1988

REASONS FOR FIRST AMENDED (4-14-93)
1. CHANGE 22' M.B.S.L. TO 15' M.B.S.L.
2. UPDATE NOTES.

* DENOTES AN AREA TO BE OWNED & MAINTAINED BY H.O.A.

** DENOTES H.O.A. OPEN SPACE AREA.

C.R.G. WAS APPROVED ON OCT. 1, 1987

APPROVED:
FOR THE DEPARTMENT OF PUBLIC WORKS AND THE OFFICE OF PLANNING AND ZONING

DIRECTOR OF PUBLIC WORKS — DATE 9/27/93

APPROVED:
DIRECTOR OF THE DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT — DATE 9/30/93

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED PROPERTY LINE 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(S) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND SETTING OF THE MARKERS.

407 — REG. NO. — DATE 4/14/93

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION(S) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

LAWRENCE MACKS, V.P. — DATE 4/21/93

NOTE:
THE STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR THE PURPOSE OF DESCRIPTION ONLY AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE, THE FEE 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.

NOTE: HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, SHOWN HEREON ARE RESERVED UNTO THE OWNER AND EXCEPT FOR THOSE INDICATED AS PRIVATE, ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE OWNER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST.

NOTE:
1.) FORMAL IRREVOCABLE OFFERS OF DEDICATION HAVE BEEN MADE.
2.) 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 THIS PLAT.
3.) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF BALTIMORE COUNTY CODE, SECTION 26-213.
4.) RECORDING OF THIS PLAT DOES NOT GUARANTEE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5.) THE INFORMATION SHOWN ON THIS PLAT MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6.) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE OFFICE OF PLANNING AND ZONING AND THE DEPARTMENT OF PUBLIC WORKS, OF BALTIMORE COUNTY (PRB).

P.W.A. COMPLETED — FINAL PLAT CHECKED: — PLANNING — ENGINEERING — STREET NAMES — HOUSE NOS.

W. DUVALL & ASSOCIATES, INC.
ENGINEERS · SURVEYORS · LAND PLANNERS
530 EAST JOPPA ROAD TOWSON, MARYLAND 21204
(301) 583-9571

NOTE:
COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE BALTIMORE COUNTY METROPOLITAN DISTRICT AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

X-1706 N56887.87 W51401.57
11754 N57519.85 W51480.70

COMPUTED BY: M.A.K.
DRAWN BY: R.V.B.
CHECKED BY: D.F.
PROJECT NUMBER: 86072

MSA SSU 12316 - 8430-2 (65-139)

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 65, pp. 138-139, MSA_S1236_8430. Date available 1993/10/05. Printed 07/07/2025.