

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 77, p. 8-10, MSA 51236-11285. Date available 2004/07/27. Printed 04/16/2026.



CURVE DATA

CURVE	ARC	RADIUS	TANGENT	DELTA	CHORD
C1	62.67°	50.00'	36.21'	71°49'04"	N38°08'03"E 58.65'
C2	22.30°	25.00'	11.95'	51°06'33"	N14°24'41"W 21.57'
C3	29.09°	50.00'	14.97'	33°20'06"	N56°38'01"W 26.68'
C4	64.43°	65.00'	35.14'	56°47'42"	N44°54'12"W 61.83'
C5	18.10°	15.00'	10.34'	69°08'51"	N37°38'13"W 17.02'

COORDINATE LIST

POINT	NORTH	EAST
197	601900.3381	1377376.1755
223	601786.6608	1378124.5851
287	601587.7937	1377578.9142
288	601633.6257	1377515.1307
289	601656.0465	1377692.4940
306	601456.4562	1377844.8851
310	601389.9361	137759.2844
400	601314.2463	1377438.1427
401	601667.0145	1377419.2646
500	601168.5310	1377911.7420
632	601218.3589	1377749.6027
634	601329.2324	1377788.5747
635	601368.3953	1377650.8681
636	601348.2669	1377630.3687
637	601387.7376	1377527.3186
638	601688.9980	1377512.2686
639	601771.3373	1377503.1782
640	601747.7789	1377899.6960
641	601723.2395	1378004.3825
642	601350.6517	1377577.8134
643	601381.7448	1377658.8239
644	601383.0868	1377803.6645
645	601412.2688	1377712.7147
646	601396.1281	1377707.2154
648	601427.8460	1377624.8414
649	601441.4262	1377594.5466
650	601579.0863	1377587.1529
654	601852.1795	1377702.6136
655	601683.6117	1377812.5415
656	601892.2439	1377819.0872
657	601897.8322	1377838.8909
658	601876.6576	1377933.6710
659	601863.8217	1377914.9079
661	601200.7110	1377807.1538
663	601316.0613	1377779.2269

NOTE: THE OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION

DENSITY CALCULATIONS

DESCRIPTION	PLAT 1 OF 3	PLAT 2 OF 3	PLAT 3 OF 3	TOTAL
AREA GROSS	9.74 AC.	5.88 AC.	12.85 AC.	28.47 AC.
AREA NET	9.74 AC.	5.88 AC.	12.79 AC.	28.41 AC.
ZONING DR-5.5	9.59	5.71 AC.	12.39 AC.	27.69 AC.
DR-16	0.15 AC.	0.00 AC.	0.15 AC.	0.15 AC.
RC-6	0.00 AC.	0.17 AC.	0.40 AC.	0.57 AC.
DWELLING UNITS ALLOWED	5,539.59-52.74 1600.15-2.40 55.14	5,505.71-31.40 21.40	5,512.39-68.15 68.15	154.69
DWELLING UNITS PROPOSED	84 UNITS	0	0	84 UNITS
OPEN SPACE REQUIRED	ACTIVE 84X650=54600 SF PASSIVE 84X350=29400 SF TOTAL 84000 SF	0	0	84000 SF
OPEN SPACE PROVIDED	PASSIVE-22378 SF ACTIVE = 0 SF	PASSIVE= 0 SF ACTIVE =63008 SF	0	TOTAL = 85386 SF
PARKING SPACES REQUIRED	55 STANDARD=127 28 GARAGE =76 203 SPACES	0	0	203 SPACES
PARKING SPACES PROVIDED	203 SPACES	0	0	203 SPACES

OWNER
 GEORGE W. HELFRICH
 2516 MARYLAND AVENUE
 BALTIMORE, MARYLAND
 21219-4510

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED DEVELOPMENT PLAN DATED 5-20-03 HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED DEVELOPMENT PLAN.

OWNERS CERTIFICATE:
 THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF HIS KNOWLEDGE THE REQUIREMENT OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH IN COMPLIANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND PARTICULARLY INsofar AS SAME CONCERNS THE MAKING OF PLAT AND SETTING OF MARKERS.

George W. Helfrich 11/8/04
 GEORGE W. HELFRICH DATE

SURVEYORS CERTIFICATE:
 THE UNDERSIGNED, A REGISTERED PROPERTY LINE SURVEYOR OF THE STATE OF MARYLAND, 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 CONCERNS THE MAKING OF PLAT AND SETTING OF MARKERS.

Bernard F. Linsenmeyer III 11/6/04
 BERNARD F. LINSEMEYER III PRO.P.L.S. 503 DATE



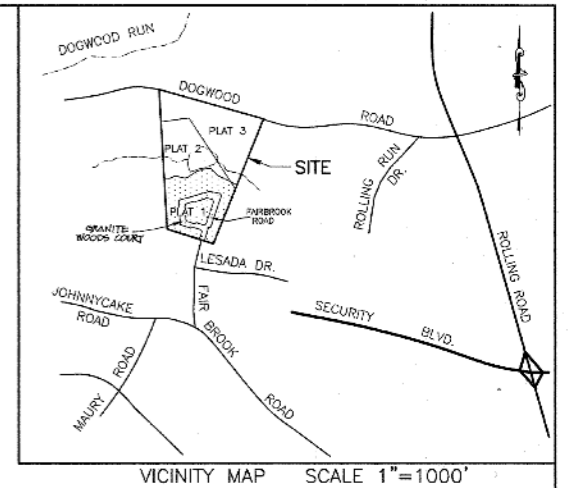
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT
 Director: *James F. Urban Deputy 4/22/04*
 Director: *Donald T. Rocco 7-27-04*

DEVELOPER
 DOGWOOD LIMITED PARTNERSHIP BY SECURITY DEVELOPMENT LLC (GENERAL PARTNER)
 8480 BALTIMORE NATIONAL PIKE P.O. BOX 417 ELLICOTT CITY, MARYLAND 21041 (410) 465-4244

COMPUTED BY: MCM
 CHECKED BY: BFL
 DRAWN BY: MCM
 P.N.: 02300

GEORGE HELFRICH PROPERTY
 1ST ELECTION DISTRICT 1ST COUNCILMANIC DISTRICT
 BALTIMORE COUNTY MARYLAND
 SCALE: 1"=50'
 JANUARY 6, 2004

D. S. THALER & ASSOCIATES, INC.
 CIVIL ENGINEERS - SITE PLANNERS - LANDSCAPE ARCHITECTS - SURVEYORS
 7115 AMBASSADOR ROAD, P.O. BOX 47428 BALTIMORE, MD 21244-7428 (410) 944-3647



NOTES:

- HIGHWAY AND HIGHWAY MEDIAN, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST BUFFER AND FOREST CONSERVATION AREAS IN FEE OR EASEMENTS, GREENWAY AREAS IN FEE OR EASEMENT, AND STORMWATER MANAGEMENT AREAS, NO MATTER HOW DOTTED, 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, OR HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND AT NO COST. UNLESS OTHERWISE SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORMWATER MANAGEMENT PONDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSE OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE WITH THE RECORDING OF THIS PLAT. THE FEE SIMPLE TITLE TO THE DEEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 28-216.
- 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 DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- 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 RESOURCE MANAGEMENT.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED 5-20-03. (HEARING OFFICER'S ORDER 4-21-03, CASE # 1-489 & C2-520-39PM4)
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTION LINES SHOWN HEREON HAVE BEEN PLACED AS A RESULT OF AN INTERPRETATION ONLY OF CURRENT APPLICABLE REGULATIONS AND POLICIES OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- ROADS, STORMDRAINS AND UTILITIES HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER (DAVID A. HAMIL - MD PE #22006).
- THIS SITE IS LOCATED IN WATERSHED #4.
- DEED REFERENCE: L 6818 / F 262, L 7845 / F 158.
- TAX ACCOUNT NUMBERS: 01400175, 2'00004274.
- THIS SITE IS LOCATED IN SUBSEWERED NO. 75N.
- TOTAL AREA OF LOTS = 4,0548 AC.
- TOTAL AREA OF HIGHWAY ACQUISITION = 2,1593 AC.
- THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER 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.
- THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAIT ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 28-246. THIS FEE OR ASSESSMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THE PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSESSMENT OF BALTIMORE COUNTY.
- CBS-CAPPED IRON BAR SET.
- A TEMPORARY GRADING EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON FOR THE PURPOSE OF ROAD CONSTRUCTION AND OTHER IMPROVEMENTS. SAID EASEMENTS SHALL CEASE TO EXIST UPON SATISFACTORY COMPLETION OF ROAD AND DRAINAGE IMPROVEMENTS AND THE RELEASE OF ANY MAINTENANCE SECURITY HELD BY BALTIMORE COUNTY, MARYLAND.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF THE ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER EASEMENT AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND AND WHICH RESTRICT DISTURBANCE AND THE USE OF THESE AREAS.

S.M. 77-008
 Filed for record
 77 008
 Date JUL 27 2004
 Clerk *James P. Smith*

PLAT 1 OF 3