

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, Plat Book JLE 79, p. 459, MSA, S1236-12252, Date available 2014/07/24, Printed 06/22/2014)



COORDINATE TABLE	
NO.	NORTHING
12	628605.0485
13	628715.4035
14	628755.5646
15	628764.6141
16	628694.7802
17	628692.8234
18	628605.1082
19	628523.1716
20	628441.1410
21	628462.5381
22	628461.5084
44	628455.2341
45	628408.1060
46	628401.4241
47	628379.0748
48	628654.0614
66	628713.6331
67	628445.4236
68	628684.1821
84	628707.6110
85	628686.2321
86	628657.1303
87	628520.5163
88	628412.8110

PROPERTY LINE TABLE		
LINE	BEARING	DISTANCE
L-1	N 40° 24' 50" W	85.30'
L-2	S 40° 24' 50" E	26.87'
L-3	N 02° 02' 21" E	21.72'
L-4	S 01° 44' 21" E	26.10'
L-5	S 05° 21' 50" W	26.10'
L-6	S 75° 00' 24" E	26.87'
L-7	S 14° 54' 31" N	26.87'
L-8	S 75° 50' 20" E	34.66'
L-9	N 13° 44' 22" E	34.66'
L-10	N 75° 00' 24" N	26.87'
L-11	S 30° 00' 24" E	16.00'
L-12	S 54° 54' 31" N	4.00'
L-13	N 56° 10' 02" N	16.01'
L-14	S 41° 35' 10" N	26.87'
L-15	N 13° 40' 18" N	5.66'
L-16	N 20° 09' 59" N	9.27'
L-17	N 21° 41' 45" N	88.72'
L-18	S 23° 08' 45" E	23.46'
L-19	N 84° 11' 08" N	27.12'
L-20	N 14° 54' 31" E	26.87'
L-21	N 54° 54' 31" E	40.82'
L-22	N 66° 58' 54" E	51.61'

PROPERTY CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	026° 35' 34"	125.00'	42.134'	210.61'	S 73° 17' 21" N	425.50'
C-2	031° 42' 29"	121.00'	43.358'	43.37'	S 67° 43' 51" N	82.08'
C-3	007° 52' 36"	125.00'	44.91'	44.91'	S 33° 56' 47" E	94.54'
C-4	026° 44' 05"	125.00'	44.74'	46.73'	S 46° 34' 51" N	90.41'
C-5	002° 32' 28"	214.00'	12.35'	6.08'	S 34° 26' 40" N	12.15'
C-6	042° 07' 46"	250.00'	18.97'	41.37'	S 56° 53' 48" N	125.46'
C-7	008° 40' 53"	416.00'	136.74'	64.58'	S 82° 18' 07" N	136.66'
C-8	084° 56' 36"	123.00'	133.04'	122.86'	N 40° 23' 08" N	173.86'
C-9	037° 42' 25"	178.00'	118.89'	54.07'	S 67° 43' 51" N	111.81'
C-11	026° 44' 05"	250.00'	120.16'	61.51'	N 46° 34' 54" E	119.66'
C-12	044° 47' 14"	212.00'	165.72'	87.35'	N 55° 34' 03" E	164.53'
C-13	008° 40' 53"	810.00'	131.82'	66.04'	N 82° 18' 07" E	131.70'
C-14	094° 57' 08"	43.84'	147.41'	43.81'	N 40° 23' 08" N	132.73'

DRAINAGE AND UTILITY EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E-1	S 66° 35' 10" W	87.23'
E-2	S 03° 24' 50" E	30.47'
E-3	S 66° 35' 10" W	104.66'
E-4	S 73° 06' 54" N	76.66'
E-5	S 48° 52' 45" N	161.74'
E-6	N 41° 07' 15" N	2.50'
E-7	S 48° 52' 45" N	21.62'
E-8	S 54° 54' 31" N	75.13'
E-9	N 30° 00' 24" N	10.00'
E-10	N 54° 54' 31" E	75.13'
E-11	N 48° 52' 45" E	21.62'
E-12	N 41° 07' 15" N	2.50'
E-13	N 48° 52' 45" E	165.01'

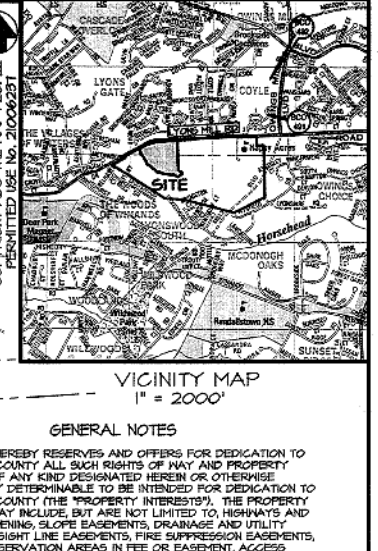
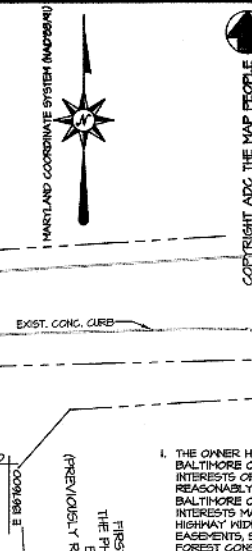
DRAINAGE AND UTILITY EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
EC-1	011° 06' 46"	105.00'	20.31'	10.21'	S 54° 26' 08" N	20.33'
EC-2	011° 06' 46"	105.00'	18.43'	9.24'	N 54° 26' 08" E	18.40'
EC-3	000° 54' 28"	810.00'	15.02'	7.51'	N 82° 45' 53" E	15.02'
EC-4	004° 53' 48"	43.90'	15.67'	7.85'	S 20° 02' 44" E	15.66'

SWM EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
S-1	S 66° 35' 10" W	96.40'
S-2	N 03° 24' 51" N	51.62'
S-3	N 66° 35' 10" E	4.00'

SWM EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
SC-1	068° 31' 45"	93.40'	112.31'	63.41'	S 54° 08' 35" E	105.73'

SWM EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
S-4	S 66° 35' 10" W	96.40'
S-5	N 03° 24' 51" N	51.62'
S-6	N 66° 35' 10" E	4.00'

SWM EASEMENT CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
SC-1	068° 31' 45"	93.40'	112.31'	63.41'	S 54° 08' 35" E	105.73'



DEDICATION TABLE		
TYPE OF CONVEYANCE	NO.	TOTAL AREA
HIGHWAY RIGHT OF WAY	1	2,248 AC.
STORMWATER MANAGEMENT RESERVATION	1	0.790 AC.
DRAINAGE & UTILITY EASEMENT	1	0.210 AC.
STORMWATER MANAGEMENT EASEMENT	1	0.091 AC.

PHASE I-A AREA TABULATION TABLE			
ITEM	PLAT 1	PLAT 2	TOTAL
NUMBER OF LOTS	42	51	93
LOT AREA	2,021 AC.	2,739 AC.	4,760 AC.
HIGHWAY RIGHT OF WAY	2,248 AC.	1,641 AC.	3,889 AC.
H.O.A. COMMON AREA	1,141 AC.	1,160 AC.	2,301 AC.
SWM RESERVATION	0.790 AC.	0	0.790 AC.
TOTAL PHASE I-A AREA	6,206 AC.	5,540 AC.	11,746 AC.

DENSITY CALCULATIONS				
TABULATION	TOTAL TRACT	SUBJECT SECTION	PREVIOUS SECTIONS	DENSITY REMAINING
ZONING OF PROPERTY	DR-35, DR-55, DR-16	DR-35		
ACREAGE PER ZONING REQUIREMENTS	91,107 AC.	11,746 AC.	0 AC.	88,041 AC.
DENSITY PERMITTED	521 UNITS	43 UNITS	0 UNITS	428 UNITS
DENSITY PROPOSED	521 UNITS	43 UNITS	0 UNITS	428 UNITS
TOTAL AREA PARCELS/LOTS	TBD	4,760 AC.	0 AC.	TBD
TOTAL AREA HIGHWAY ACQUISITION	TBD	3,708 AC.	3,005 AC.	TBD
TOTAL AREA STORMWATER MANAGEMENT RESERVATION	TBD	2,716 AC.	1,864 AC.	TBD
TOTAL AREA OF PLAT	91,107 AC.	11,746 AC.	0 AC.	88,041 AC.
OPEN SPACE REQUIRED	12.0 AC.	0	0	12.0 AC.
OPEN SPACE PROVIDED	121 AC.	0	0	121 AC.
PARKING SPACES REQUIRED	1284	231	0	1020
PARKING SPACES PROVIDED	2164	289	0	1875

PWA COMPLETED 02/13/01
ZONING A-100 7/24/14
DEV. DESIGN DAK 6/17/14
DEV. ENGINEER GAR 6/17/14
STREETS, NUMBERING REC 7/24/14
REAL ESTATE COMPLIANCE REC 7/23/14
PARKS & RECREATION JMS 7/21/14

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE.
Collin M. Kelly 7/24/14
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS
APPROVED: *James S. O'Brien 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 NAD 83 (1983) AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:
BCO #441 N 62°49'10.5 E 136°760.16 ELEV. 569.00
BCO #442 N 63°04'04.88 E 136°841.45 ELEV. 541.42
TAX MAP 67, GRID 13, P/O PARCEL 143 DEED REFERENCE: JLE L. 34214 F. 264
TAX ACCOUNT NUMBER: 25000040844

OWNER
BEAZER HOMES CORPORATION
SUITE 240
8965 GUILFORD ROAD
COLUMBIA, MARYLAND 21046
PHONE: 443-539-9252
TAX MAP 67, GRID 13, P/O PARCEL 143 DEED REFERENCE: JLE L. 34214 F. 264
TAX ACCOUNT NUMBER: 25000040844

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.
ED GOLD President, Divisional - Maryland
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.
Kenneth L. Evans, Jr. Prof. Land Surveyor #2005
(Exp. 2/13/2016)

SURVEYOR'S SEAL
STATE OF MARYLAND
PROFESSIONAL LAND SURVEYOR
KENNETH L. EVANS, JR.
#2005
(Current License Expires 02/13/2016)
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED SECOND REFINED PLAT DEVELOPMENT PLAN DATED NOVEMBER 8, 2013 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED SECOND REFINED DEVELOPMENT PLAN.

MORRIS & RITCHIE ASSOCIATES, INC.
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PHASE I-A - PLAT ONE
BALLARD GREEN
A SUBDIVISION OF PART OF PARCEL B - PLAT JLE 79-322
A PLANNED UNIT DEVELOPMENT
SECOND ELECTION AND FOURTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND