

GENERAL NOTES

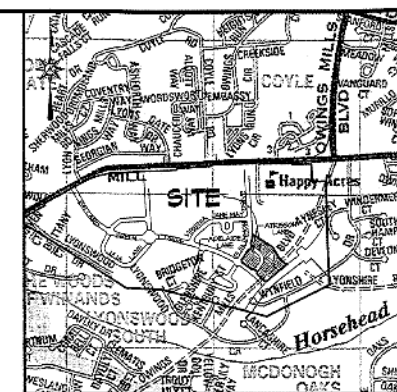
1. THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS OF WAY AND PROPERTY INTERESTS OF ANY KIND DESIGNATED HEREIN OR OTHERWISE REASONABLY DETERMINABLE TO BE INTENDED FOR DEDICATION TO BALTIMORE COUNTY (THE "PROPERTY INTERESTS"). THE PROPERTY INTERESTS MAY INCLUDE, BUT ARE NOT LIMITED TO, HIGHWAYS AND HIGHWAY WIDENING, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN WHICH THE LAND IS DESIGNATED AS SUCH BY ANY STATE OR FEDERAL AGENCY, OPEN SPACE, OPEN SPACE EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FIRE 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 AND BALTIMORE COUNTY SHALL THEREAFTER HOLD SAID PROPERTY INTERESTS FOR THE BALTIMORE COUNTY 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 FLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY, THE OWNER AUTHORIZES BALTIMORE COUNTY AND BALTIMORE COUNTY TO TAKE ANY AND ALL ACTIONS NECESSARY TO THE PROPOSED INSTALLING, CONSTRUCTING, MAINTAINING AND REPAIRING ROADS, UTILITY LINES AND FACILITIES, AND STORM WATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS REASONABLY NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.

2. STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREIN IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE; THE FEE SIMPLE TITLE TO THE PROPERTY THEREOF IS RESERVED AND RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS FLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

3. THE RECORDING OF THIS FLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

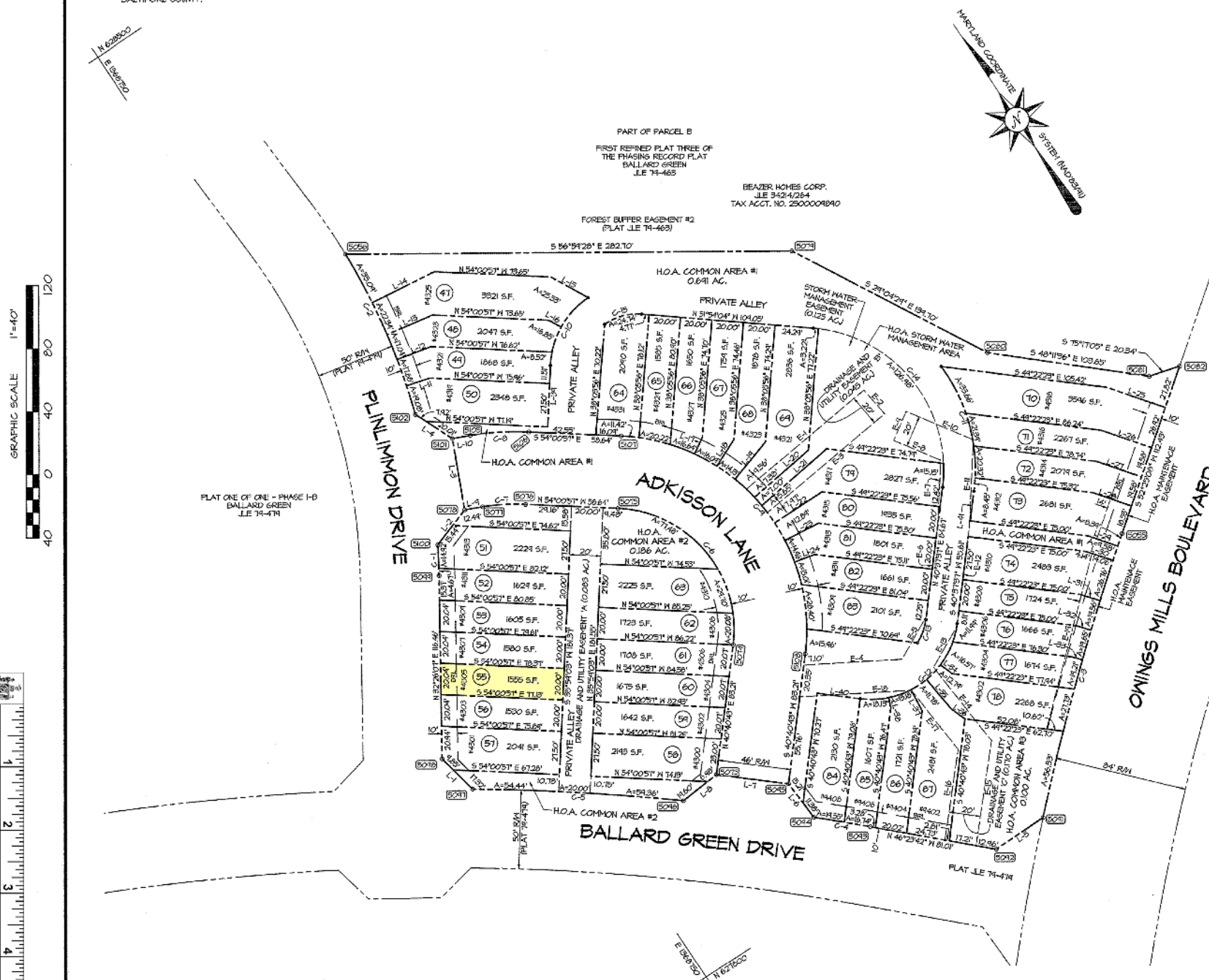
4. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
5. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTION.
6. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE COUNTY OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THE PLAT.
7. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
8. THE 3RD REFINED BALLARD GREEN - RUC DEVELOPMENT PLAN FOR THIS PROPERTY SHOWN ON THIS PLAT HAS APPROVED ON 6/15/15.
9. THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSIGNMENT TO COVER OR DETRAIT ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 22-4-301. THIS FEE OR ASSIGNMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTING, OBLIGATION, BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR ASSIGNMENT OF BALTIMORE COUNTY.
10. THE ROADS AND STORM DRAINS AS LAID OUT ON THIS PLAT HAVE BEEN DESIGNED BY A PROFESSIONAL ENGINEER, MICHAEL GOLDSH IN PR #38291.

11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND/OR THE FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
12. ANY FOREST BUFFER EASEMENT AND/OR FOREST CONSERVATION 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 THE AREAS.
13. OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT EASEMENTS / DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZE 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).
14. THE APPROVAL OF THIS PLAN 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 REQUIRED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
15. TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT OF WAY.
16. 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.
17. ALL AREAS LABELED H.O.A. OPEN SPACE AND H.O.A. COMMON AREA SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
18. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHINGS OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL/TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.



VICINITY MAP

SCALE: 1" = 500'



LOT NUMBER
 COORDINATE POINT NO
 STREET ADDRESS
 PROPERTY LOT LINE
 RIGHT OF WAY LINE
 FRONT BUILDING LINE
 BASEMENT LINE

CURVE TABLE							LINE TABLE		
CURVE	DELTA	RADIUS	ARC	CHORD BEARING	CHORD	TANGENT	LINE	BEARING	DISTANCE
C-1	2°46'17"	405.007	18.94	N1°02'59"E	8.34	8.807	L-1	N1°00'07"	71.11
C-2	5°24'18"	405.007	11.24	N04°54'28"E	110.84	59.817	L-2	N1°01'12"	21.00
C-3	6°17'22"	405.007	9.42	N48°21'04"E	134.20	134.20	L-3	N29°34'54"E	21.00
C-4	5°14'48"	1525.001	36.29	N47°04'36"E	36.24	36.24	L-4	N29°34'54"E	21.00
C-5	9°01'37"	1525.001	59.80	N08°22'53"E	138.26	66.44	L-5	S08°46'03"E	59.71
C-6	9°44'40"	171.007	12.18	N06°40'07"E	138.26	89.85	L-6	N06°46'54"E	26.58
C-7	12°15'51"	127.007	21.81	N08°08'53"E	21.31	13.64	L-7	N44°41'17"E	46.00
C-8	12°15'51"	127.007	37.09	S06°08'53"E	36.68	15.51	L-8	N06°46'54"E	26.58
C-9	44°44'40"	128.007	208.24	S06°40'07"E	100.89	159.51	L-9	S66°16'48"E	1.51
C-10	58°01'52"	128.007	50.41	N62°34'56"E	47.11	21.44	L-10	N66°16'48"E	1.51
C-11	48°34'27"	110.007	85.82	S08°47'54"E	81.80	44.06	L-11	N14°52'07"E	15.44
C-12	48°34'28"	35.007	86.44	S08°59'14"E	11.82	35.00	L-12	N17°02'04"E	25.00
C-13	25°02'03"	3.718	15.93	S89°33'58"E	15.68	4.00	L-13	N14°50'07"E	31.91
C-14	42°38'42"	30.007	146.84	N09°36'14"E	89.03	94.06	L-14	N02°38'48"E	43.80
C-15	46°24'58"	98.007	24.74	N12°04'04"E	24.28	12.41	L-15	N62°34'54"E	21.00

LINE	BEARING	DISTANCE
E-1	N03°14'56"E	47.13
E-2	S08°04'14"E	20.00
E-3	S03°14'56"E	47.21
E-4	S04°30'09"E	62.28
E-5	N03°07'19"E	31.15
E-6	N04°31'37"E	50.18
E-7	N06°07'36"E	4.23
E-8	N08°04'14"E	32.58
E-9	N56°23'45"E	46.00
E-10	S06°13'37"E	20.00
E-11	S36°10'36"E	56.22
E-12	S04°31'37"E	62.28
E-13	S03°07'19"E	21.15
E-14	S04°14'02"E	54.93
E-15	S41°49'13"E	61.30
E-16	N41°49'13"E	50.00
E-17	N04°46'02"E	40.00
E-18	N54°50'30"E	10.00
E-19	N41°52'11"E	15.15

LINE	BEARING	DISTANCE
E-1	N03°14'56"E	47.13
E-2	S08°04'14"E	20.00
E-3	S03°14'56"E	47.21
E-4	S04°30'09"E	62.28
E-5	N03°07'19"E	31.15
E-6	N04°31'37"E	50.18
E-7	N06°07'36"E	4.23
E-8	N08°04'14"E	32.58
E-9	N56°23'45"E	46.00
E-10	S06°13'37"E	20.00
E-11	S36°10'36"E	56.22
E-12	S04°31'37"E	62.28
E-13	S03°07'19"E	21.15
E-14	S04°14'02"E	54.93
E-15	S41°49'13"E	61.30
E-16	N41°49'13"E	50.00
E-17	N04°46'02"E	40.00
E-18	N54°50'30"E	10.00
E-19	N41°52'11"E	15.15

TYPE OF CONVEYANCE	NO.	TOTAL AREA
HIGHWAY RIGHT OF WAY	1	0.310 AC.
DRAINAGE AND UTILITY EASEMENT	8	0.248 AC.
STORM WATER MANAGEMENT EASEMENT	1	0.125 AC.

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DRAINAGE AND UTILITY EASEMENT	8	0.248 AC.
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DESCRIPTION	TOTAL
NUMBER OF LOTS	41
AREA OF LOTS	1,915 AC.±
HIGHWAY RIGHT OF WAY	0.310 AC.
H.O.A. COMMON AREA	0.471 AC.
PLAT TOTAL AREA	8,263 AC.

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TABULATION	TOTAL TRACT	SUBJECT SECTION	PREVIOUS SECTION	DENSITY REMAINING
ZONING OF PROPERTY	DR-35, DR-55, DR-16	DR-35	DR-35	
ACREAGE PER ZONING REQUIREMENTS	49.787 AC.	8.262 AC.	12.822 AC.	85.894 AC.
DENSITY PERMITTED	521 UNITS	41 UNITS	141 UNITS	339 UNITS
DENSITY PROPOSED	521 UNITS	41 UNITS	141 UNITS	339 UNITS
TOTAL AREA PARCELS/LOTS	TBD	1.415 AC.	5.614 AC.	TBD
TOTAL AREA HIGHWAY ACQUISITION	TBD	0.370 AC.	4.129 AC.	TBD
TOTAL AREA STORMWATER MANAGEMENT RESERVATION	TBD	0	2.116 AC.	TBD
TOTAL AREA OF PLAT	49.787 AC.	8.262 AC.	12.822 AC.	85.894 AC.
OPEN SPACE REQUIRED	12.0 AC.	0	0	12.0 AC.
OPEN SPACE PROVIDED	12.1 AC.	0	10.852 AC.	13.86 AC.
PARKING SPACES REQUIRED	1254	44	586	1771
PARKING SPACES PROVIDED	2164	179	589	1402

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PT. NO.	NORTHING	EASTING
505F	621845.84949	1360124.8438
505B	620830.1102	1360021.1102
505C	621795.9316	1360125.9316
505D	621786.7494	1360124.7494
501A	620701.7233	1360061.7233
501B	620718.1627	1360011.1627
501C	620717.1627	1360011.1627
501D	621814.8494	1360125.8494
501E	621814.8494	1360125.8494
501F	621814.8494	1360125.8494
501G	621814.8494	1360125.8494
501H	621814.8494	1360125.8494
501I	621814.8494	1360125.8494
501J	621814.8494	1360125.8494
501K	621814.8494	1360125.8494
501L	621814.8494	1360125.8494
501M	621814.8494	1360125.8494
501N	621814.8494	1360125.8494
501O	621814.8494	1360125.8494
501P	621814.8494	1360125.8494
501Q	621814.8494	1360125.8494
501R	621814.8494	1360125.8494
501S	621814.8494	1360125.8494
501T	621814.8494	1360125.8494
501U	621814.8494	1360125.8494
501V	621814.8494	1360125.8494
501W	621814.8494	1360125.8494
501X	621814.8494	1360125.8494
501Y	621814.8494	1360125.8494
501Z	621814.8494	1360125.8494

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505F	621845.8494	1360124.8438
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501A	620701.7233	1360061.7233
501B	620718.1627	1360011.1627
501C	620717.1627	1360011.1627
501D	621814.8494	1360124.8494
501E	620545.146	1360144.146
502A	621766.4225	1360124.4225
502B	621745.5535	1360144.5535
502C	621766.4225	1360124.4225
504D	621776.5544	1360144.5544
504E	621782.4471	1360144.4471
504F	621781.4471	1360144.4471
504G	621785.7345	1360144.7345
504H	621781.4471	1360144.4471
504I	621781.4471	1360144.4471
504J	621781.4471	1360144.4471
504K	621781.4471	1360144.4471
504L	621781.4471	1360144.4471
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504O	621781.4471	1360144.4471
504P	621781.4471	1360144.4471
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504Y	621781.4471	1360144.4471
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Filed for record
JLE LIBER 79 FOLIO 595
Date FEB 3 7 2016
Test:
704a): 12.00
704b): 00:53
JLE 2016 CC03-JA
Clerk Baltimore
County/CC03_01.13
Register 12

PAI #02-739

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS
AND INSPECTIONS PURSUANT TO SECTION 32-4-212, BALTIMORE
COUNTY CODE.

for  8/3/2016
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS
AND INSPECTIONS DATE

APPROVED:  11/11/16
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION
AND SUSTAINABILITY DATE

FINA COMPLETED 02/13/01
ZONING A. K. Tai 02/01/16
DEV. DESIGN A. K. Tai for DAK 12/21/00
DEV. ENGINEER A. K. Tai 12-21-15
STREETS, NUMBERING JEC 2-5-16
REAL ESTATE COMPLIANCE 04/24/2001
PARKS & RECREATION 02/01/16

COORDINATES AND BEARINGS SHOWN ON THIS PLAN ARE REFERRED TO IN THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD83/11) AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:

BCO 1441	N 82°15'11.05"	E 186°47'30.18"
	ELEV. 564.00	

BCO #491	N 624597.05	E 1864760.18
	ELEV. 569.00	
BCO #492	N 630404.88	E 1864811.95
	ELEV. 549.42	

BEAZER HOMES
CORPORATION
8465 GUILFORD ROAD, SUITE 290
COLUMBIA, MARYLAND 21046
PHONE: 443-559-6252
TAX MAP 67, GRID 13, P/O PARCEL 1
DEED REFERENCES: JLE 34214/264
TAX ACCOUNT NUMBER 250000894

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 8-08 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS THE SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

BEAZER HOMES CORPORATION

BY: Ed Gold, Executive Vice President
Mid-Atlantic Land

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 (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INsofar AS THE SAME CONCERNS THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.

Edward F. Kelly 12/8/15
Edward F. Kelly, Property Line Surveyor #159 Date


(CURRENT LICENSE EXPIRES 02/01/06)
I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED REFINED DEVELOPMENT PLAN DATED 06/01/05 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORDED PLAT PURSUANT TO THAT



JOB NO.	16625
SCALE:	1" = 40'
DATE:	12/8/15
DRAWN BY:	EPK

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21001
PHONE: 410-515-0000
FAX: 410-515-0002

CORRECTIVE FINAL PLAT - PHASE 2A - SECTION B
BALLARD GREEN
(CORRECTION PLAT OF FINAL PLAT - PHASE 2A - SECTION B,
RECORDED IN L.E. 74-574, DATED 9/16/15)
A PLANNED UNIT DEVELOPMENT
SECOND ELECTION DISTRICT FOURTH COUNCILMANIC DISTRICT
BALTIMORE COUNTY, MARYLAND