REVISED PLAT OF MORRISVILLE

8th ELEC. DISTRICT BALTIMORE CO., MD.
SCALE: 1"=100' DATE: MARCH 14, 1980
REV. JULY 10, 1980

LOCH RAVEN - GUNPOWDER FALLS DRAINAGE AREA

VICINITY SKETCH
(NOT TO SCALE)

SITE
FALLS RD
BERANS RD
BROADWAY ROAD

MARK E. & BEATRICE GANN 2738/304
COOK E.H.K. Jr. 37/146
SHIPLEY E.H.K. Jr. 36/93
ARTHUR HERBERT & DOROTHY ELIZABETH BECKER 3069/151
ALEC J. & ADA PERRY BLACK BULLOCK 4125/367
MARTHA C. THOMPSON 1032/245

BEAVER DAM RUN
BCMD - NORTH
W 24.000 N 58.000
W 26.250 N 60.000

S69°24'54"E 806.50'
S25°49'33"E 195.49'
S55°16'33"E 263.62'
S77°58'33"E 257.28'
S82°01'18"E 230.45'
S30°00'38"E 380.51'
1008.03'
427.52'
S42°16'00"W 627.78'
N38°14'00"W 359.43'
N20°44'00"W 315.00'
N48°14'00"W 325.00'
N32°14'00"W 355.00'
N60°27'08"W 284.03'
N67°48'01"E 383.04'
N28°30'40"E 414.83'
N62°09'37"E 259.82'
S23°02'08"E 684.64'
S54°06'54"E 360.40'
N66°50'26"W 278.52'
N00°54'58"W 25.00'
N58°18'25"E 25.00'
N13°18'25"E 348.01'
N13°18'25"E 425.44'
N13°18'25"E 372.80'
N13°18'25"E 350.00'
N74°09'19"W 228.26'
N04°16'31"E 400.44'
N22°01'07"W 1157.30'
N31°24'40"E 629.80'
S76°41'35"E 400.00'
N76°41'35"W 1189.68'
N81°41'30"E 225.00'
N22°10'01"W 420.84'
N31°06'51"W 290.00'
N42°16'00"W 339.10'
N54°57'52"W 340.82'
S54°40'33"W 512.40'
S24°29'00"W 194.49'
S16°46'34"E 218.05'
S10°40'34"W 234.82'
S03°49'13"W 169.34'
N03°49'13"E 200.52'
N22°01'07"W 166.27'
N24°29'00"E 194.49'
N59°40'00"E 414.92'
N59°40'00"E 369.90'
N59°40'00"E 325.00'
N59°40'00"E 1074.75'
N44°05'05"E (R) 844.43'
N44°05'05"E 274.46'
N44°05'05"E 306.54'
N59°40'00"E 818.20'
N68°50'43"E 265.00'
N35°08'52"E 360.00'
N56°35'05"E 427.81'
N17°01'12"W 195.76'
N17°01'12"W 195.25'
N30°20'00"W 310.00'
N30°20'00"W 190.00'
N59°40'00"E 325.00'
N81°41'30"E (R) 525.96'
N59°40'00"E 10.00'
N59°40'00"E 684.60'
N59°40'00"W 210.04'
N59°40'00"W 309.27'
N59°40'00"W 684.60'
S25°45'45"W (R) 329.05'
S59°40'00"W 210.04'
S59°40'00"W 200.00'
S62°09'37"E 323.33'
S62°09'37"E 259.82'
S76°41'35"E 193.22'
S69°29'50"W 178.09'
S54°57'52"E 340.82'
S01°41'30"E 225.00'
S54°40'33"E 512.40'
S39°40'33"W 512.40'
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S76°41'35"W 400.00'
S76°41'35"W 1189.68'

10' DRAINAGE & UTILITY EASEMENT
DRAINAGE & UTILITY EASEMENT
BUILDING SETBACK LINE
MINIMUM BLDG. SETBACK LINE
TRACT "A"
EXISTING DRAINAGE & UTILITY EASEMENT
DRAINAGE & UTILITY EASEMENT
THE BEARMAN PROPERTY - SEC. II E.H.K. Jr. 45/15
E.H.K., JR. 46 FOLIO 74
Filed for record Date JUL 22 1980 Test
Clerk

1	#1206	1.67 Ac.	
2	#1204	1.33 Ac.	
3	#1202	1.33 Ac.	
4	#1200	2.24 Ac.	
5	#1201	4.72 Ac.	
6	#1203	2.80 Ac.	
7	#1205	1.87 Ac.	
8	#1207	7.85 Ac.	
9	#1215	9.21 Ac.	
10	#1217	1.52 Ac.	
11	#1219	1.71 Ac.	
12	#1221	1.93 Ac.	
13	#1223	1.74 Ac.	
14	#1225	4.87 Ac.	
15	#1231	4.14 Ac.	
17	#1235	1.26 Ac.	
18	#1237	1.56 Ac.	
19	#1239	4.39 Ac.	
20	#1241	3.37 Ac.	
21	#1243	1.64 Ac.	
22	#1245	1.47 Ac.	
23	#1247	1.39 Ac.	
24	#1249	2.37 Ac.	
25	#1251	2.45 Ac.	
26	#1253	1.56 Ac.	
27	#1255	1.61 Ac.	
28	#1257	1.89 Ac.	
TRACT "A"	#1233	1.35 Ac.	

COORDINATE TABLE

Nº	NORTH	WEST
1	59012.42	27086.83
2	59549.96	26728.55
3	59914.49	26930.54
4	59473.00	25648.34
5	59610.17	25312.21
6	59434.21	25227.05
7	59284.04	25010.36
8	59230.44	24758.74
9	59088.63	24577.09
10	58215.75	24072.91
11	57781.20	24495.13
12	57197.82	25276.00
13	58270.71	25709.88
14	58676.02	25679.58
15	58738.89	28099.09
30	58790.11	25730.54
33	58591.44	25593.31
34	58616.69	25550.16
37	58029.82	25204.42
38	58000.97	25247.97
40	57784.74	25236.42
41	57764.08	25190.89
72	57644.07	25300.28
73	57623.40	25254.75
75	57458.43	25265.77
76	57444.00	25313.64
83	59057.32	27029.41
86	57249.67	25202.83
87	57219.17	25245.86
102	58032.26	24293.73
107	59467.68	25034.88

CURVE DATA

FR.	TO	RADIUS	DELTA	ARC	TANGENT	CHORD
30	34	285.00'	46°21'35"	230.60'	122.03'	S53°30'47.5"E 224.36'
33	14	229.88'	30°28'00"	122.24'	62.60'	N45°34'00"W 120.81'
37	41	285.00'	54°45'00"	272.34'	147.87'	S02°57'30"E 262.09'
40	38	235.00'	54°49'00"	224.96'	121.66'	N02°57'30"W 216.11'
73	75	235.00'	41°11'34"	168.95'	88.31'	S03°49'13"W 165.34'
76	72	285.00'	41°11'34"	204.90'	107.10'	N03°49'13"E 200.52'

DENSITY CALCULATIONS:

GROSS ACREAGE	78.83 Ac.
EXISTING ZONING	RC-5 & RC-4
ACREAGE IN RC-5	45.49 Ac.
RC-4	33.34
UNITS ALLOWED IN RC-5 (1.667 DN./Ac. x 45.49 Ac.)	30.80 DWLGS.
RC-4 (0.2 DN./Ac. x 33.34 Ac.)	6.67
TOTAL UNITS ALLOWED	37.47
UNITS PROPOSED RC-4	6 UN.
RC-5	21 UN. & TRACT 'A'
TOTAL UNITS PROPOSED	27 UN. & TRACT 'A'
PARKING REQUIRED	54 SPACES
PARKING PROPOSED	54

REASONS FOR REVISIONS:

1) CHANGE NUMBER OF LOTS FROM 19 TO 27 & TRACT 'A'.
2) REVISE DENSITY CALCULATIONS FROM RC-4 W/2.0 UNITS ALLOWED TO RC-4 W/6.67 UNITS ALLOWED & RC-5 W/23.7 UNITS ALLOWED TO RC-5 W/30.80 UNITS ALLOWED.
3) REVISE DENSITY CALCULATIONS FROM RC-4 W/2 UNITS PROPOSED TO RC-4 W/6 UNITS PROPOSED & FROM RC-5 W/17 UNITS PROPOSED TO RC-5 W/21 UNITS PROPOSED PLUS TRACT 'A'.

P.W.A. COMPLETED 57909 DHL
FINAL PLAT CHECKED:
PLANNING
ENGINEERING Comed 7-15-80
STREET NAMES:
HOUSE NOS. T.N. 7/21/80

NOTE: STREETS AND/OR ROADS SHOWN HEREON AND MENTION THEREOF 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 BEDS THEREOF IS EXPRESSLY RESERVED IN THE GRANTORS OF THE DEED TO WHICH THIS PLAT IS ATTACHED THEIR HEIRS AND ASSIGNS.

APPROVED: BALTIMORE COUNTY PLANNING BOARD
DATE DIRECTOR

APPROVED: 7/17/80
DATE COUNTY ROADS ENGINEER

APPROVED: 7/16/80
DATE DEPUTY STATE & COUNTY HEALTH OFFICER

SURVEYOR'S CERTIFICATE

I, W.E. MAISENHOLDER, A REGISTERED LAND SURVEYOR OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THE LAND SHOWN HEREON HAS BEEN LAID OUT AND THE PLAT THEREOF PREPARED IN COMPLIANCE WITH SECTION 72-A TO 72 E, INCLUSIVE, OF ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND, 1939 EDITION, AS ENACTED OR AMENDED BY ACTS OF 1945 AND 1947 AND SUBSEQUENT ACTS, IF ANY, AMENDATORY THEREOF.

Wayne E. Maisenholder 439 4/1/80
REGISTERED LAND SURVEYOR NO. DATE

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-8283 N54448.08 W24029.05
X-8284 N54402.71 W25017.22

NOTE: HIGHWAY AND HIGHWAY WIDENING, SLOPE DRAINAGE AND UTILITY EASEMENTS SHOWN HEREON ARE RESERVED UNTO THE DEVELOPER AND ARE HEREBY OFFERED FOR DEDICATION TO BALTIMORE COUNTY, MARYLAND. THE DEVELOPER, HIS PERSONAL REPRESENTATIVES AND ASSIGNS SHALL CONVEY SAID AREAS BY DEED TO BALTIMORE COUNTY, MARYLAND AT NO COST.

OWNER'S CERTIFICATE

THE REQUIREMENTS OF SECTION 72-B ARTICLE 17 OF THE ANNOTATED CODE OF MARYLAND (FLACK 1947 SUPPLEMENT) AS FAR AS THEY RELATE TO THE PREPARATION OF THIS PLAT HAVE BEEN COMPLIED WITH.

David Fingerman 4-7-80
PRESIDENT DATE

OWNER & DEVELOPER

MORRISVILLE, INC.
6615 REISTERSTOWN RD.
BALTIMORE, MD. 21215

DEED REFERENCE:
E.H.K.Jr. 5609/628

DEVELOPMENT DESIGN GROUP, LTD.
SURVEYORS • PLANNERS • ENGINEERS
216 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
PHONE: 828-0727

PN. 7744

All requirements of the Maryland State Department of Health and Baltimore County Department of Health pertaining to private water and sewerage systems must be complied with prior to approval of building applications.

MSA S54 1236-6396 P135588 46-74
Maryland State Archives