



LINE	BEARING	DISTANCE
E-1	S 56° 29' 14" E	28.83'
E-2	N 40° 00' 00" E	14.75'
E-3	N 34° 07' 43" E	4.78'
E-4	S 34° 07' 43" E	10.82'
E-5	S 10° 38' 50" E	114.50'
E-6	N 53° 41' 11" E	24.72'
E-7	S 74° 37' 46" E	31.86'
E-8	S 53° 41' 11" W	57.67'
E-9	N 10° 38' 50" W	132.10'
E-10	N 40° 00' 00" W	22.24'
E-11	N 56° 29' 14" W	47.10'
E-12	N 44° 17' 44" W	21.82'
E-13	N 55° 44' 27" W	4.04'
E-14	S 54° 29' 28" W	13.03'
E-15	N 00° 30' 22" E	10.50'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
EC-1	003° 11' 36"	775.00'	43.20'	21.60'	S 81° 29' 22" E	43.14'
EC-2	019° 01' 01"	262.50'	54.64'	21.45'	S 89° 24' 30" E	54.51'
EC-3	001° 39' 18"	775.00'	21.44'	10.74'	S 71° 18' 26" E	21.44'
EC-4	001° 49' 23"	262.50'	7.84'	3.95'	S 71° 30' 31" E	7.84'

LINE	BEARING	DISTANCE
S-1	N 03° 01' 41" W	141.78'
S-2	N 86° 58' 18" E	34.68'
S-3	S 44° 12' 21" E	84.36'
S-4	S 35° 55' 54" W	118.72'
S-5	N 66° 10' 07" W	21.46'
S-6	S 01° 19' 30" W	16.42'
S-7	S 28° 54' 00" W	119.54'
S-8	N 44° 25' 37" W	52.28'
S-9	N 20° 46' 02" E	2.73'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
SC-1	010° 50' 06"	115.04'	21.76'	10.41'	N 24° 06' 22" E	21.75'
SC-2	002° 49' 26"	111.00'	5.34'	2.67'	N 22° 08' 39" E	5.34'
SC-3	042° 06' 44"	14.00'	13.46'	7.31'	N 41° 44' 24" E	13.65'
SC-4	051° 28' 55"	75.00'	44.06'	25.45'	N 44° 08' 18" E	46.14'
SC-5	064° 39' 03"	11.00'	21.41'	12.00'	N 51° 40' 22" E	20.21'
SC-6	001° 39' 41"	775.00'	21.57'	10.74'	N 84° 19' 16" W	21.57'

LINE	BEARING	DISTANCE
F-1	S 65° 28' 23" E	23.43'
F-2	S 02° 12' 04" E	44.07'

NO.	NORTHINGS	EASTINGS
32	628196.5452	1361646.5817
34	628204.2711	1361656.6557
35	628249.9636	1361640.2173
36	628254.7146	1361707.3631
114	6271612.2664	1361656.2443
115	627121.2752	1361655.2181
118	628036.3437	1368001.0461
120	6271644.2612	1361748.1423
121	6271812.1291	1361784.3383
135	627144.8801	1368141.4481
136	628252.6542	1361716.4736

LINE	BEARING	DISTANCE
L-1	S 22° 21' 01" W	31.22'
L-2	S 54° 29' 28" W	69.82'

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C-1	062° 05' 24"	14.00'	20.51'	20.51'	S 34° 21' 32" E	14.60'
C-2	035° 01' 48"	75.00'	45.85'	45.85'	S 47° 54' 20" E	45.14'
C-3	024° 50' 14"	14.00'	14.84'	14.84'	S 60° 23' 33" E	18.95'
C-4	018° 40' 54"	825.00'	225.80'	225.80'	S 82° 28' 13" E	225.10'
C-5	000° 57' 19"	1525.00'	25.94'	25.94'	S 14° 04' 04" E	25.94'
C-6	110° 24' 24"	56.13'	108.24'	108.24'	S 12° 51' 58" E	42.23'

	PROVIDED	TOTAL PROVIDED
TOTAL PUBLIC R/W DEDICATION AREA: LYONS HILL ROAD (HIGHWAY R/W) BALLARD GREEN DRIVE (HIGHWAY R/W) FLINLIMON DRIVE (HIGHWAY R/W)	2,972 ACES. 0,657 ACES. 0,716 ACES.	3,805 ACES.
TOTAL PARCEL AREA: PARCEL A-1 PARCEL A-2 PARCEL A-3 PARCEL B PARCEL C PARCEL I PARCEL J PARCEL L (COMMUNICATIONS SITE LEASE)	7,321 ACES. 1,652 ACES. 4,710 ACES. 39,916 ACES. 6,232 ACES. 6,853 ACES. 10,220 ACES. 0,718 ACES.	65,482 ACES.
TOTAL AREA OF SUBDIVISION		94,181 ACES.

PWA COMPLETED 02/13/14  
ZONING A-10C 7/23/14  
DEV. DESIGN  
DEV. ENGINEER OBR 6-27-14  
STREETS, NUMBERING REC 7-22-14  
REAL ESTATE COMPLIANCE 7-22-14  
PARKS & RECREATION 6-30-14

TYPE OF CONVEYANCE	NO.	TOTAL AREA
DRAINAGE AND UTILITY EASEMENT	2	0.301 ACES.
STORMWATER MANAGEMENT EASEMENT	2	0.394 ACES.
FOREST BUFFER AND FOREST CONSERVATION EASEMENT	1	3,001 ACES.

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-212, BALTIMORE COUNTY CODE.  
*Colleen M Kelly* 7/23/14  
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS  
APPROVED:  
*James J. O'Connell* 7/23/14  
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE MARYLAND COORDINATE SYSTEM NAD 83 (1911) AND ARE BASED ON THE FOLLOWING TRAVERSE STATIONS:  
BCO #441 N 6245471.05 E 13647160.18 ELEV. 564.00'  
BCO #442 N 630404.88 E 13648111.45 ELEV. 544.42'

OWNER  
BEAZER HOMES CORPORATION  
SUITE 290  
8465 GUILFORD ROAD  
COLUMBIA, MARYLAND 21046  
PHONE: 443-534-4252  
TAX MAP 67, GRID 13, P/O PARCEL 143  
DEED REFERENCE: JLE L. 34214 F. 264  
TAX ACCOUNT NUMBER: 2500009844

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 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH IN SO FAR AS SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.  
By: *Ed Evans* 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 5-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY IN SO FAR AS SAME CONCERN THE MAKING OF THIS PLAT AND THE SETTING OF THE MARKERS.  
By: *Kenneth L. Evans* 6/18/2014  
Kenneth L. Evans, Jr., Prof. Land Surveyor #21085 (Exp. 2/13/2015)



MRA  
1028 No. 16625  
SCALE: 1"=50'  
DATE: 6/18/2014  
DRAWN BY: DDA  
REVIEW BY: KLE

MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS  
14280 Park Center Drive, Suite A  
Lanoli, Maryland 20710  
Phone: 410-412-4712  
Fax: 410-742-7345  
Email: info@mragta.com  
FIRST REFINED PLAT TWO OF THE PHASING RECORD PLAT  
BALLARD GREEN  
PART OF PARCEL B PLAT JLE 74-322  
A PLANNED UNIT DEVELOPMENT  
SECOND ELECTION AND FOURTH COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND

- GENERAL NOTES
- 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 FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE 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, MARYLAND AT NO COST TO BALTIMORE COUNTY. THE OBLIGATION TO CONVEY SAID PROPERTY INTERESTS 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 PLAT BY THE REQUIRED GOVERNMENTAL AUTHORITIES, AND UNTIL SUCH TIME AS SAID CONVEYANCE IS ACCEPTED BY BALTIMORE COUNTY. THE OWNER AUTHORIZES BALTIMORE COUNTY, ITS AGENTS AND ASSIGNS, TO ENTER UPON THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF 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.
  - STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DESCRIPTION ONLY, AND THE SAME ARE NOT INTENDED TO BE DEDICATED TO PUBLIC USE. THE FREE 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.
  - THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-212.
  - THE RECORDS OF THIS PLAT ARE TO BE FILED IN THE OFFICE OF THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
  - THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
  - ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
  - 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 SUSTAINABILITY.
  - THE BALLARD GREEN SECOND REFINED - PUD DEVELOPMENT PLAN FOR THIS PROPERTY WAS APPROVED ON NOVEMBER 6, 2013.
  - THE LOTS AND UNITS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR EASEMENT TO COVER OR DEFERR ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES PURSUANT TO THE BALTIMORE COUNTY CODE, SECTION 32-4-35. THIS FEE OR EASEMENT, WHICH RUNS WITH THE LAND, IS A CONTRACTUAL OBLIGATION BETWEEN THE DEVELOPER AND EACH OWNER OF THIS PROPERTY AND IS NOT IN ANY WAY A FEE OR EASEMENT OF BALTIMORE COUNTY.
  - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENTS AND FOREST BUFFER EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
  - ANY FOREST CONSERVATION EASEMENT AND BUFFER 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 THESE AREAS.
  - 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 A.M. TO 4:00 P.M. MONDAY THROUGH FRIDAY).
  - THE APPROVAL OF THIS PLAT 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 PLANNED WATER AND SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
  - TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHT OF WAY.
  - 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.

JLE 79-462

Filed for record  
JLE LIBER 79 FOLIO 462  
Date JUL 24 2014

Test:  
*Julie L. Evans*  
Clerk

PLAT RECORDING 5.88  
TOTAL 5.108  
Rec'd 14454  
JUL 24 2014 8:14:45 PM

P.205735 MGA 31234-12255