

GENERAL NOTES

- HIGHWAYS AND HIGHWAY WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, ACCESS EASEMENTS, FOREST CONSERVATION AND FOREST BUFFER AREAS IN FEE OR EASEMENT, GREENWAY AREAS IN FEE OR EASEMENT, AND STORM WATER MANAGEMENT AREAS, NO MATTER HOW ENTITLED, 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, HIS PERSONAL REPRESENTATIVES AND ASSIGNS WILL CONVEY SAID AREAS BY DEED, TO BALTIMORE COUNTY, MARYLAND, AT NO COST, UNTIL SUCH TIME AS 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 STORM WATER MANAGEMENT POND AND FACILITIES.
- 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 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.
- 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 RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
- THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 32-4-273.
- THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.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 AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.
- THE DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON MARCH 29, 2004 AND SIGNED ON MAY 20, 2004.
- THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER OR FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER 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 THESE AREAS.
- 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 AND DEVELOPMENT MANAGEMENT. EXCEPTIONS TO THESE RESTRICTIONS MAY APPLY.
- THE APPROVAL OF THIS PLAT IS BASED UPON A REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH 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.
- THIS SITE IS LOCATED IN THE JONES FALLS SEWERSHED.
- TOTAL AREA OF PARCELS/LOTS = 3.507 ACRES +/-.
- TOTAL AREA OF ROADS = 3.201 ACRES +/-.
- TOTAL AREA OF HOA/COA AREAS = 11.242 ACRES +/-.
- TOTAL AREA OF PLAT = 17.951 ACRES +/-.
- HOA OPEN SPACE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAID ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO SECTION 32-4-310 OF THE BALTIMORE COUNTY CODE. THIS FEE OR ASSESSMENT 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 ASSESSMENT OF BALTIMORE COUNTY.
- LOCAL SURVEY CONTROL POINTS SET BY DMW ARE SHOWN AS: Δ 501

COORDINATES

POINT#	NORTH	EAST
RN247	626631.42	1398921.06
RN248	626624.17	1398948.40
RN249	626670.91	1398979.33
RN250	626636.76	1398920.52
RN251	626690.02	1398989.59
RN252	626617.36	1398986.85

COORDINATES

POINT#	NORTH	EAST
76	626014.23	1398697.20
77	626068.41	1399100.20
79	626125.20	1399119.53
80	626050.09	1398363.99
BN29	626778.17	1398904.29
BN30	626548.68	1398365.42
BN31	626570.78	1398437.90
BN32	626143.66	1398101.38
BN33	626190.75	1398084.57
BN34	626131.10	1397791.45
BN35	625716.34	1397875.85
LC12	626721.81	1399076.72
LC13	626571.34	1399164.10
PD6	626863.47	1399065.34
PD7	626372.85	1399261.43
PD8	626244.02	1399189.26
RW79	626136.21	1399087.18
RW80	626211.95	1399112.96
RW81	626149.48	1398985.75
RW82	626229.30	1398980.32
RW83	626219.40	1398834.78
RW84	626139.58	1398840.21
RW85	626526.70	1398740.72
RW86	626595.89	1398700.55
RW87	626728.09	1399087.53
RW88	626771.27	1399047.36
RW91	626577.19	1398827.66
RW92	626569.94	1398855.00
RW93	626516.67	1398885.93
RW94	626590.99	1399013.92
RW95	626644.26	1398982.99

COORDINATES

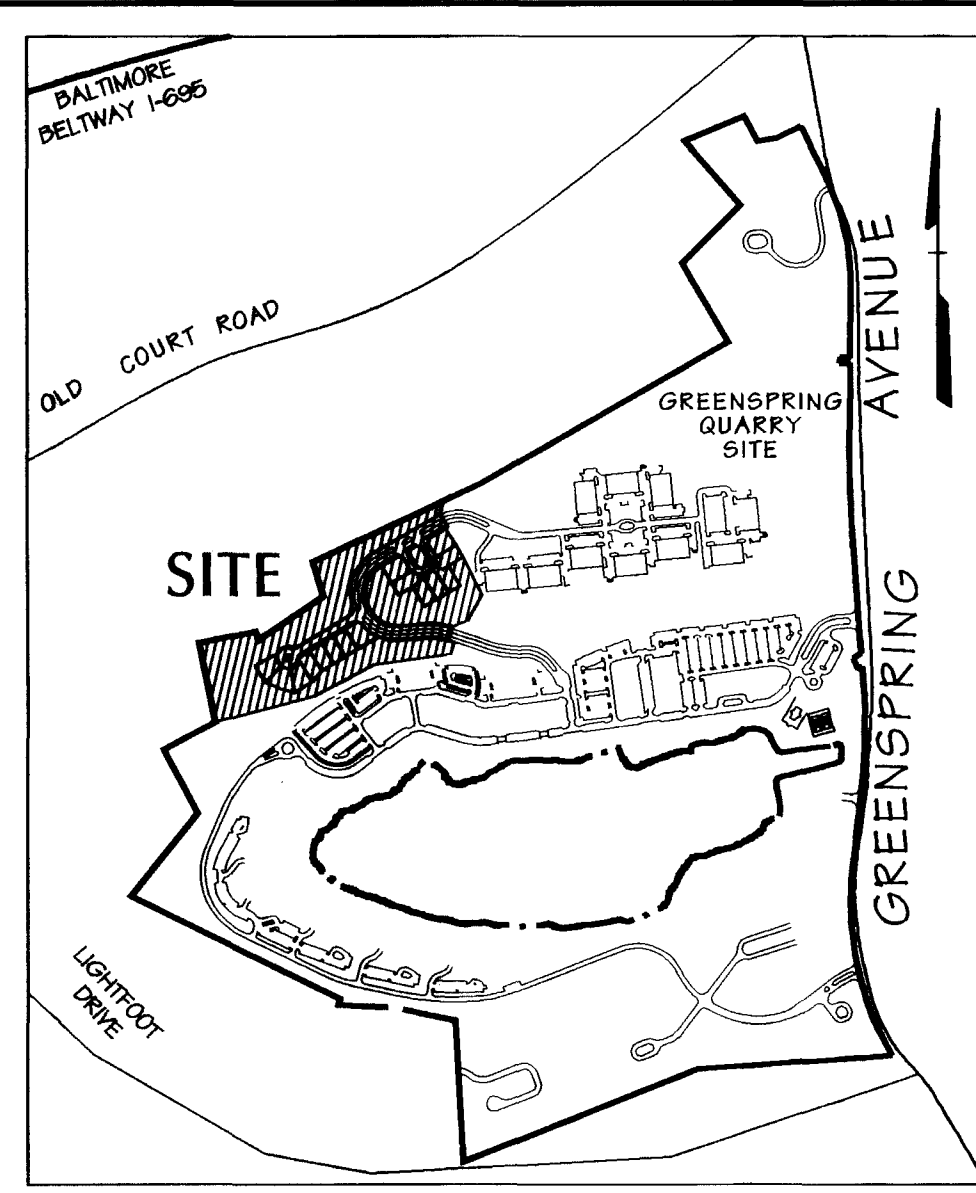
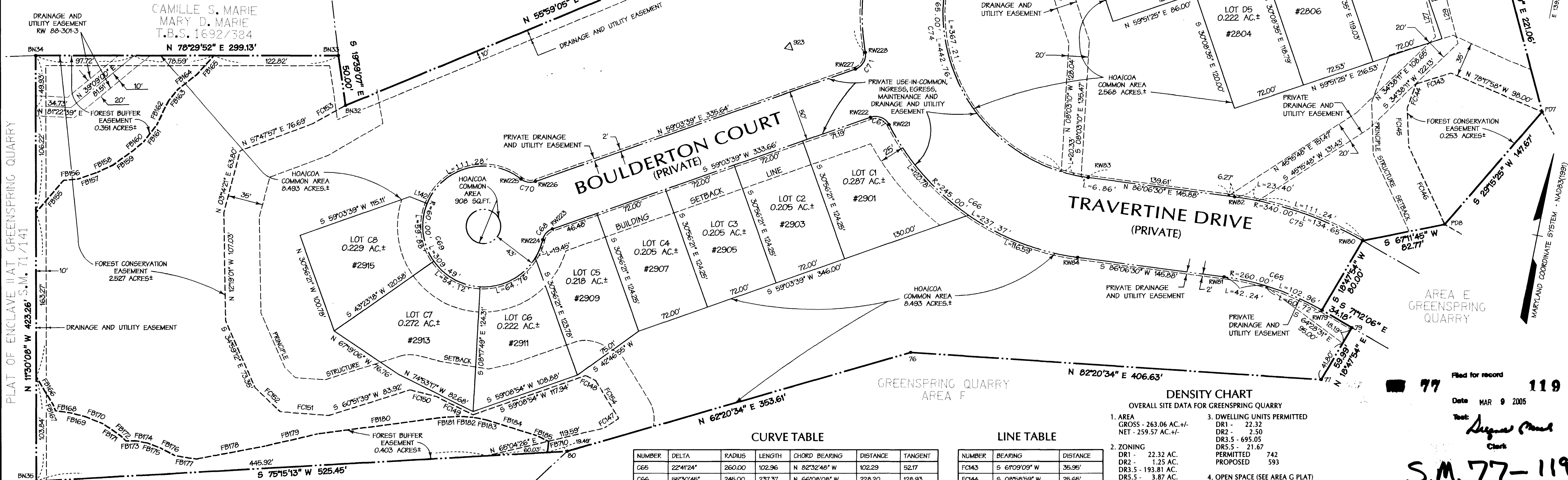
POINT#	NORTH	EAST
RW96	626671.59	1398990.24
RW221	626231.90	1398631.52
RW222	626226.46	1398612.05
RW223	626063.91	1398325.86
RW224	626061.38	1398318.58
RW225	626106.28	1398225.67
RW226	626106.80	1398300.16
RW227	626279.36	1398588.04
RW228	626297.52	1398594.36

LINE TABLE

NUMBER	BEARING	DISTANCE
L136	S 14°51'25" W	28.28'
L137	S 69°29'50" E	44.39'
L138	S 69°29'50" E	28.02'
L139	S 08°32'39" W	28.27'
L140	S 08°32'39" W	44.39'
L141	N 75°08'35" W	28.28'
L142	N 79°25'50" W	18.46'

LINE TABLE

NUMBER	BEARING	DISTANCE
L143	N 14°51'25" E	28.28'
L144	N 59°51'25" E	28.00'
L145	S 75°08'35" E	28.28'



VICINITY MAP

SCALE: 1"=1000'

LINE TABLE

NUMBER	BEARING	DISTANCE
FB155	N 29°09'07" E	42.10'
FB156	N 72°53'30" E	13.97'
FB157	N 59°29'58" E	20.65'
FB158	N 52°57'23" E	17.49'
FB159	N 43°14'32" E	24.36'
FB160	N 37°22'11" E	13.13'
FB161	N 26°08'37" E	21.64'
FB162	N 14°02'37" E	26.06'
FB163	N 27°41'10" E	14.81'
FB164	N 40°16'56" E	24.77'
FB165	N 30°30'07" E	24.81'
FB166	S 42°18'38" E	32.52'
FB167	S 33°18'23" W	6.51'
FB168	S 85°28'33" W	14.88'
FB169	S 86°46'15" E	15.12'
FB170	S 79°41'37" E	16.39'
FB171	S 67°16'53" E	22.05'
FB172	S 56°06'48" E	6.96'
FB173	N 78°03'04" E	9.86'
FB174	N 88°45'15" E	11.52'
FB175	S 80°17'58" E	13.38'
FB176	S 74°13'43" E	16.48'
FB177	N 87°48'02" E	21.59'
FB178	N 67°53'38" E	69.08'
FB179	N 65°15'51" E	53.31'
FB180	N 70°58'00" E	127.27'
FB181	N 75°05'03" E	13.76'
FB182	N 82°15'37" E	13.73'
FB183	S 89°40'44" E	12.68'
FB184	S 84°18'14" E	52.17'
FB185	S 75°12'06" E	13.84'
FB170	S 05°13'48" E	10.96'
L27	N 25°40'36" W	41.92'
L28	N 64°19'24" E	20.00'
L29	S 25°40'36" E	53.54'

DENSITY CHART

OVERALL SITE DATA FOR GREENSPRING QUARRY

- AREA GROSS - 263.06 AC. +/-
NET - 259.57 AC. +/-
- ZONING
DR1 - 22.32 AC.
DR2 - 1.25 AC.
DR3 - 193.81 AC.
DR3.5 - 695.05 AC.
DR5 - 21.67 AC.
O-2 - 32.70 AC.
BL - 2.66 AC.
BL - 2.96 AC.
- DWELLING UNITS PERMITTED
DR1 - 22.32
DR2 - 1.25
DR3 - 193.81
DR3.5 - 695.05
DR5 - 21.67
O-2 - 32.70
BL - 2.66
BL - 2.96
- OPEN SPACE (SEE AREA G PLAT)
REQUIRED - 8.850 AC. +/-
PROVIDED - 9.326 AC. +/-

Filed for record
Date MAR 9 2005
119
S.M. 77-119
Clark

AREAS C AND D

GREENSPRING QUARRY

THIRD ELECTION DISTRICT SECOND COUNCILMANIC DISTRICT
SCALE: 1" = 50' BALTIMORE COUNTY, MARYLAND DECEMBER 21, 2004

P.W.A. COMPLETED
FINAL PLAT
P.D.M. 3-7-05
STREETS, NUMBERING
DEV. PLAN REVIEW
DEV. ENGINEER R.S. Family 2-15-05
DIV. OF REAL ESTATE
ASSESSMENTS
RECREATION & PARKS 3-1-05

TRAVERSE COORDINATES

POINT#	NORTH	EAST	DESCRIPTION
923	626287.50	1398519.47	PINCAP
924	626422.48	1398485.35	PINCAP
925	626632.12	1398582.62	PINCAP
926	626731.26	1398938.22	PINCAP

CURVE TABLE

NUMBER	DELTA	RADIUS	LENGTH	CHORD BEARING	DISTANCE	TANGENT
C65	22°41'24"	260.00	102.96	N 82°32'48" W	102.29	52.17
C66	56°30'45"	245.00	237.37	N 66°08'08" W	228.20	128.93
C67	82°33'36"	15.00	21.61	N 79°39'33" W	19.79	13.17
C68	57°46'09"	15.00	15.12	S 30°10'36" W	14.49	8.28
C69	295°32'17"	60.00	309.49	N 30°56'21" W	64.00	-37.83
C70	57°46'09"	15.00	15.12	N 87°56'44" E	14.49	8.28
C71	79°44'06"	15.00	20.87	N 19°11'36" E	19.23	12.53
C72	80°31'51"	245.00	344.35	N 19°36'29" E	316.70	207.52
C73	180°00'00"	74.00	232.48	S 59°51'25" W	148.00	-----
C74	153°44'56"	165.00	442.76	S 17°01'03" E	321.38	707.61
C75	22°41'24"	340.00	134.65	S 82°32'48" E	133.77	68.22
C76	180°00'00"	34.00	106.81	S 59°51'25" W	68.00	-----

LINE TABLE

NUMBER	BEARING	DISTANCE
FC143	S 61°09'09" W	35.95'
FC144	S 08°58'09" W	25.65'
FC145	S 13°29'36" E	38.08'
FC146	S 36°09'10" E	85.44'
FC147	N 44°59'39" E	17.00'
FC148	N 74°49'08" W	11.01'
FC149	N 74°53'17" W	40.26'
FC150	N 66°59'22" W	27.15'
FC151	S 82°52'25" W	48.44'
FC152	N 57°59'22" W	34.01'
FC153	N 49°27'52" E	37.28'
FC154	S 42°47'30" E	44.22'

OWNER/DEVELOPER

THE ARUNDEL CORPORATION
P.O. BOX 5000
34 LOVETON CENTER
SPARKS, MARYLAND 21152

DEED REFERENCE: W.J.R. 3583/3338 TAX ACCOUNT NO: 03-01-074331
DEED REFERENCE: R.J.S. 1398/318 TAX ACCOUNT NO: 03-07-074326
DEED REFERENCE: W.J.R. 3732/529 TAX ACCOUNT NO: 03-07-074332

OWNERS' CERTIFICATE

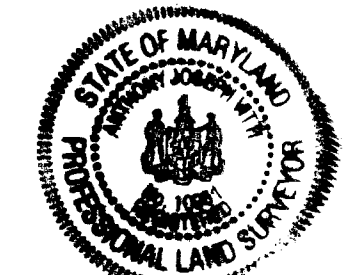
THE UNDERSIGNED, OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE MARYLAND CODE HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

MADEIRA J. WINIKI, CONTROLLER, TREASURER DATE
THE ARUNDEL CORPORATION
ANTHONY J. VITTI, PROFESSIONAL LAND SURVEYOR DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A PROFESSIONAL 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 IN ACCORDANCE WITH SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE MARYLAND CODE, PARTICULARLY INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

ANTHONY J. VITTI, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 10951



HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED FINAL DEVELOPMENT PLAN DATED 12/21/04 AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT PURSUANT TO THAT APPROVED FINAL DEVELOPMENT PLAN.



Daft · McCune · Walker, Inc.

A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals
200 East Pennsylvania Avenue
Towson, Maryland 21286
410 296 3333
410 296 4705
FAX 410 296 4705

COMPUTED: ps DRAWN: ps CHECKED: J.O.# 83035.U

APPROVED:
Thomas L. Urban, Deputy
DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
3/1/05
DATE
3/8/05
DATE
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 77: p. 119, WSH 21161005