

**DENSITY**

DENSITY CALCULATIONS  
OVERALL SITE DATA

1. AREA  
NET ACREAGE = 88.642  
GROSS ACREAGE = 92.440

2. ZONING (GROSS)  
RC-4 = 17.143 AC.  
RC-5 = 75.297 AC.

3. DWELLING UNITS PERMITTED  
RC-4 17.143 AC. x 0.200 = 3  
RC-5 75.297 AC. x 0.667 = 50  
TOTAL = 53

PROPOSED SITE DATA

PLAT A	PLAT B	TOTAL
54.047	34.596	88.643
56.923	35.517	92.440

4. AREA  
NET ACREAGE 54.047  
GROSS ACREAGE 56.923

5. DWELLING UNITS PROPOSED  
25

6. ACTIVE OPEN SPACE (NO. OF UNITS X 650 SQ. FT.)  
REQUIRED ACREAGE 0.373  
PROVIDED ACREAGE 0.771

7. PASSIVE OPEN SPACE (NO. OF UNITS X 350 SQ. FT.)  
REQUIRED ACREAGE 0.201  
PROVIDED ACREAGE 0.356

8. HOA COMMON AREAS 15.575 AC.

9. PARKING SPACES REQUIRED 50

10. PARKING SPACES PROPOSED 50

**COORDINATES**

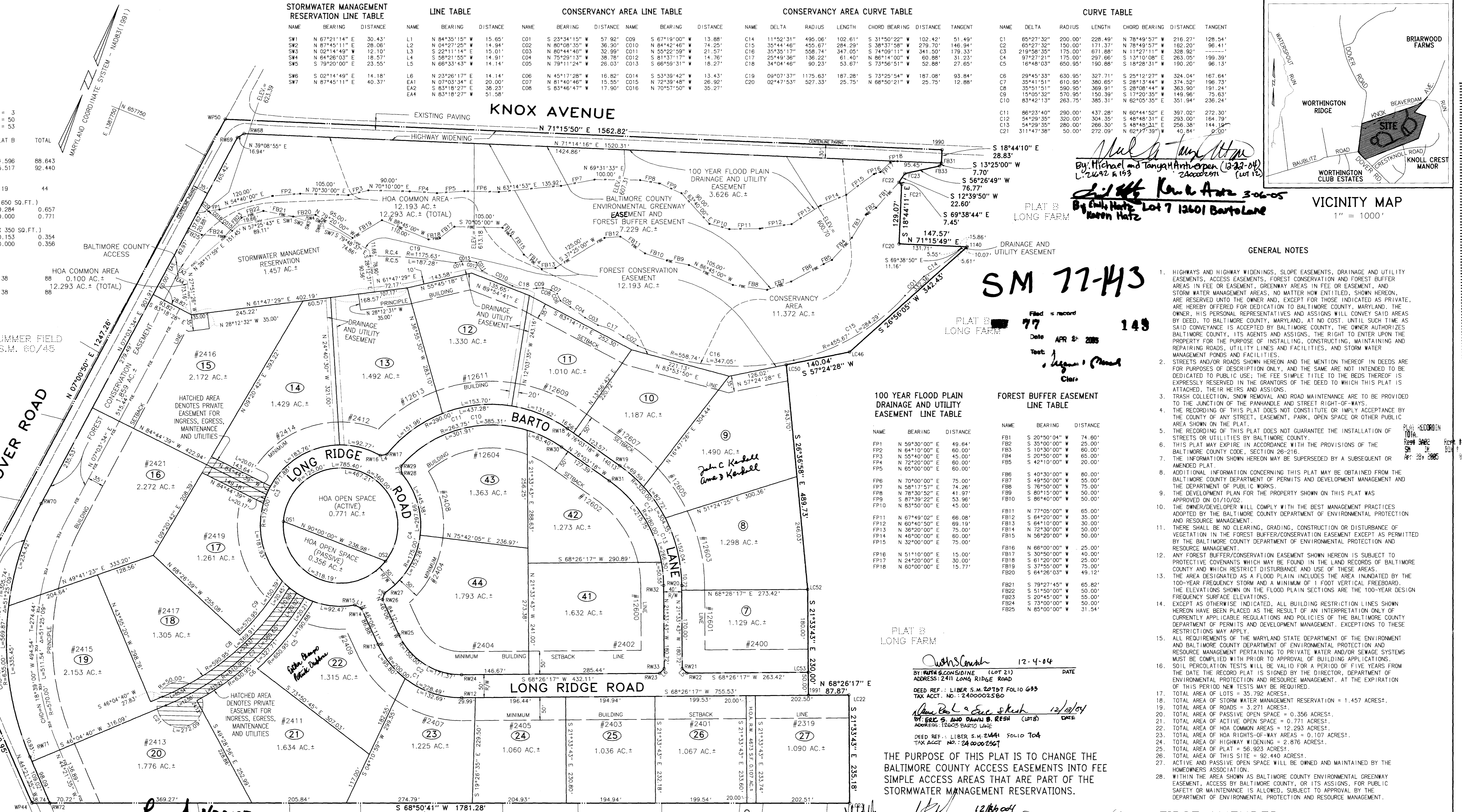
NAME	NORTH	EAST
1140	658137.22	1389080.22
1990	658313.92	1388953.49
1991	657104.76	1389111.05
FB31	658286.82	1388962.78
FB33	658279.13	1388860.97
FC20	658089.82	1388940.48
FC21	658212.05	1388999.02
FC22	658214.64	1388992.03
FC23	658236.69	1388986.99
LC22	657137.05	1389192.78
LC23	65698.83	1389279.21
LC46	657831.93	1388925.11
LC50	657756.50	1388807.12
LC52	657316.66	1389026.53
LC53	657151.26	1389092.68
OS1	657043.30	1387907.26
OS2	657043.30	1386146.24
RW12	656827.09	1388408.40
RW13	656868.98	1388196.22
RW14	656929.22	1388133.62
RW15	656930.70	1388118.03
RW16	657253.06	1388052.72
RW17	657260.88	1388065.81
RW18	657454.89	1388411.80
RW19	657421.12	1388547.81
RW20	657226.15	1388768.30

**COORDINATES**

NAME	NORTH	EAST
RW21	657060.07	1388834.71
RW22	657054.45	1388847.89
RW23	657032.40	1388791.89
RW24	656973.59	1388390.92
RW25	656905.01	1388230.89
RW26	656963.33	1388170.28
RW27	656978.23	1388169.11
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RW34	657797.63	1387523.23
RW35	657784.49	1387512.54
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RW37	656367.40	1387577.88
RW38	656289.46	1387654.10
RW39	656275.47	1387617.97
RW40	657811.93	1387473.49
WP55	656574.01	1387321.19

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**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 TO 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 PONDS AND FACILITIES.
- STREETS AND/OR ROADS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS ARE FOR PURPOSES OF DEDICATION 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.
- TRASH COLLECTION, SNOW REMOVAL AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JOINTION OF THE PANHANDLE AND STREET RIGHT-OF-WAYS.
- 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 26-216.
- 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 01/10/02.
- 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/CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.
- ANY FOREST BUFFER/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.
- THE AREA DESIGNATED AS A FLOOD PLAIN INCLUDES THE AREA INUNDATED BY THE 100-YEAR FREQUENCY STORM AND A MINIMUM OF 1 FOOT VERTICAL FREEBOARD. THE ELEVATIONS SHOWN ON THE FLOOD PLAIN SECTIONS ARE THE 100-YEAR DESIGN FREQUENCY SURFACE ELEVATIONS.
- EXCEPT AS OTHERWISE INDICATED, ALL BUILDING RESTRICTIONS 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.
- ALL REQUIREMENTS OF THE MARYLAND STATE DEPARTMENT OF THE ENVIRONMENT AND BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT PERTAINING TO PRIVATE WATER AND/OR SEWAGE SYSTEMS MUST BE COMPLIED WITH PRIOR TO APPROVAL OF BUILDING APPLICATIONS.
- SOIL PERCOLATION TESTS WILL BE VALID FOR A PERIOD OF FIVE YEARS FROM THE DATE THE RECORD PLAT IS SIGNED BY THE DIRECTOR, DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT. AT THE EXPIRATION OF THIS PERIOD NEW TESTS MAY BE REQUIRED.
- TOTAL AREA OF LOTS = 35,792 ACRES.
- TOTAL AREA OF STORM WATER MANAGEMENT RESERVATION = 1.457 ACRES.
- TOTAL AREA OF ROADS = 3,271 ACRES.
- TOTAL AREA OF PASSIVE OPEN SPACE = 0.356 ACRES.
- TOTAL AREA OF ACTIVE OPEN SPACE = 0.771 ACRES.
- TOTAL AREA OF HOA COMMON AREAS = 12.293 ACRES.
- TOTAL AREA OF HOA RIGHTS-OF-WAY AREAS = 0.107 ACRES.
- TOTAL AREA OF HIGHWAY WIDENING = 2,876 ACRES.
- TOTAL AREA OF PLAT IS 92,440 ACRES.
- ACTIVE AND PASSIVE OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- WITHIN THE AREA SHOWN AS BALTIMORE COUNTY ENVIRONMENTAL GREENWAY EASEMENT, ACCESS BY BALTIMORE COUNTY, OR ITS ASSIGNS, FOR PUBLIC SAFETY OR MAINTENANCE IS ALLOWED, SUBJECT TO APPROVAL BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

**FIRST AMENDED PLAT A LONG FARM**

PREVIOUSLY RECORDED AS "PLAT A LONG FARM" IN PLAT BOOK S.M. 75, FOLIO 66.

8th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND  
3rd COUNCILMANIC DISTRICT DECEMBER 1, 2003

SCALE: 1" = 100'

COMPUTED BY: CMH DRAWN BY: RJO CHECKED BY: [Signature] JOB NO.: 00067

**OWNER**  
PULTE HOME CORPORATION  
ADDRESS: 3101 S. EDGEWOOD ST. BALTIMORE MD. 21227-1025  
DEED REF.: LIBER S.M. 17592 FOLIO 122 TAX ACCT. NO.: 240002591 240002592

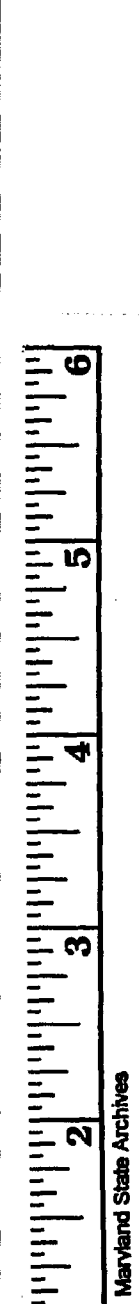
**OWNER'S CERTIFICATE**  
THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INsofar AS SAME CONCERN THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.  
BY: [Signature] TITLE: LAND ENGINEERING M.A. DATE: 4/9/04

**SURVEYOR'S CERTIFICATE**  
THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR OF THE PROPERTY 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 THE PLAT AND SETTING OF THE MARKERS.  
BY: [Signature] TITLE: PROFESSIONAL LAND SURVEYOR NO. 10951 DATE: 4/3/04

**APPROVED:**  
Thomas E. Deary 3/11/05  
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
Donnell T. Reese 4-28-05  
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT

**APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215(c), BALTIMORE COUNTY CODE**

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, RA) Plat Book SM 77, pp. 143-144, MSA. 51236. Date available 2005/04/28. Printed 08/29/2024.



**GENERAL NOTES**

1. 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 TO 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 PONDS AND FACILITIES.

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Fp:/data/00067/00067 D.L.:<PLA> MSA 55U1236-11383-1



CURVE TABLE

Table with columns: NAME, DELTA, RADIUS, LENGTH, CHORD BEARING, DISTANCE, TANGENT. Lists curve data for C21 through C43.

CONSERVANCY AREA CURVE TABLE

Table with columns: NAME, DELTA, RADIUS, LENGTH, CHORD BEARING, DISTANCE, TANGENT. Lists curve data for C35 through C39.

COORDINATES

Table with columns: NAME, NORTH, EAST. Lists coordinate points for various locations like L11, L12, L13, etc.

LINE TABLE

Table with columns: NAME, BEARING, DISTANCE. Lists line segments like L11, L12, L13, etc.

STORM WATER MANAGEMENT RESERVATION LINE TABLE

Table with columns: NAME, BEARING, DISTANCE. Lists storm water management reservation lines like SW10, SW11, etc.

CONSERVANCY AREA LINE TABLE

Table with columns: NAME, BEARING, DISTANCE. Lists conservancy area lines like CO21, CO22, etc.

FOREST BUFFER LINE TABLE

Table with columns: NAME, BEARING, DISTANCE. Lists forest buffer lines like FB1, FB2.

DEED REF.: LIBER S.M. 20534 Folio 524 TAX ACCT. NO.: 2400022608

APPROVED: [Signature] 3/11/05 DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION DATE

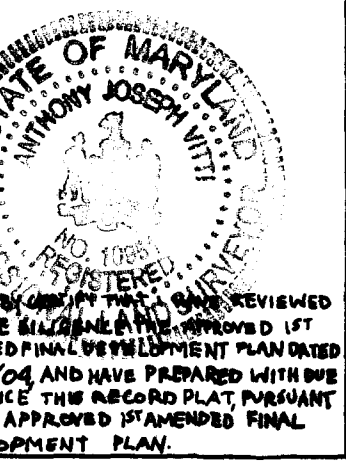
APPROVED BY THE DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-21(c), BALTIMORE COUNTY CODE

OWNER: PULTE HOME CORPORATION ADDRESS: STE K 1501 S EDGEWOOD ST. BALTIMORE MD. 21227-1028

OWNER'S CERTIFICATE: THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT TO THE BEST OF HIS KNOWLEDGE...

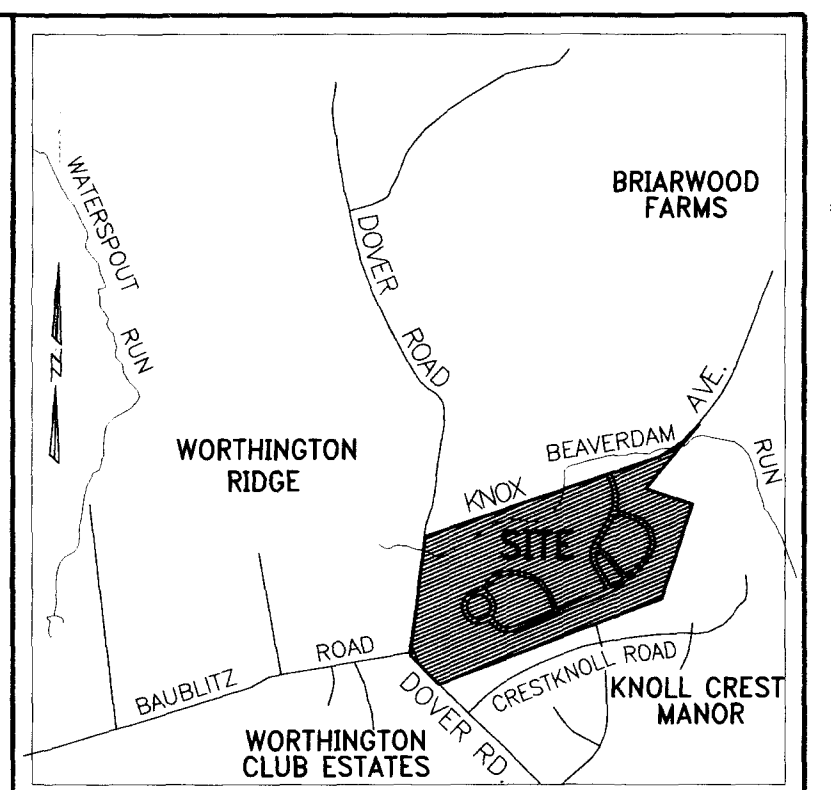
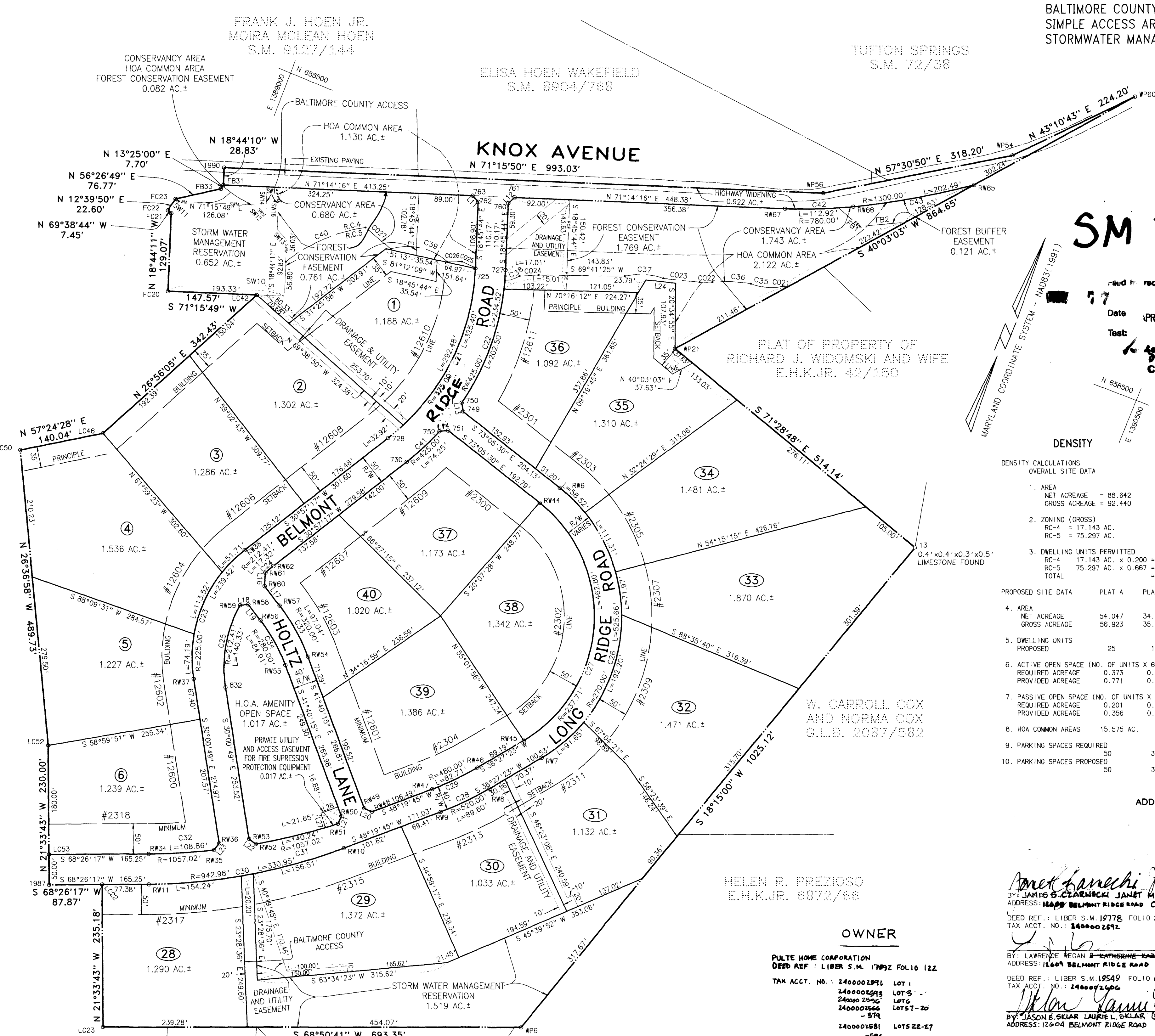
SURVEYOR'S CERTIFICATE: THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF MARYLAND DOES HEREBY CERTIFY THAT HE IS THE SURVEYOR WHO PREPARED THIS PLAT...

DMW Daft · McCune · Walker, Inc. A Team of Land Planners, Landscape Architects, Engineers, Surveyors & Environmental Professionals



COMPUTED BY: CMH DRAWN BY: RJO CHECKED BY: JOB NO.: 00067

THE PURPOSE OF THIS PLAT IS TO CHANGE THE BALTIMORE COUNTY ACCESS EASEMENTS INTO FEE SIMPLE ACCESS AREAS THAT ARE PART OF THE STORMWATER MANAGEMENT RESERVATIONS.



SM 77-144

Date: APR 28 2005 Test: [Signature]

DENSITY

DENSITY CALCULATIONS OVERALL SITE DATA

Table with columns: AREA, NET ACREAGE, GROSS ACREAGE, DWELLING UNITS PERMITTED, ACTIVE OPEN SPACE, etc.

ADDITIONAL OWNERS AND SIGNATURES

Signatures and dates for additional owners: Karen Jaka, Janet Janoch, Stephen C. Donk, etc.

PLAT B LONG FARM

PREVIOUSLY RECORDED AS "PLAT B LONG FARM" IN PLAT BOOK S.M. 75, FOLIO 67.

8th ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND 3rd COUNCILMANIC DISTRICT DECEMBER 1, 2003

SCALE: 1" = 100'