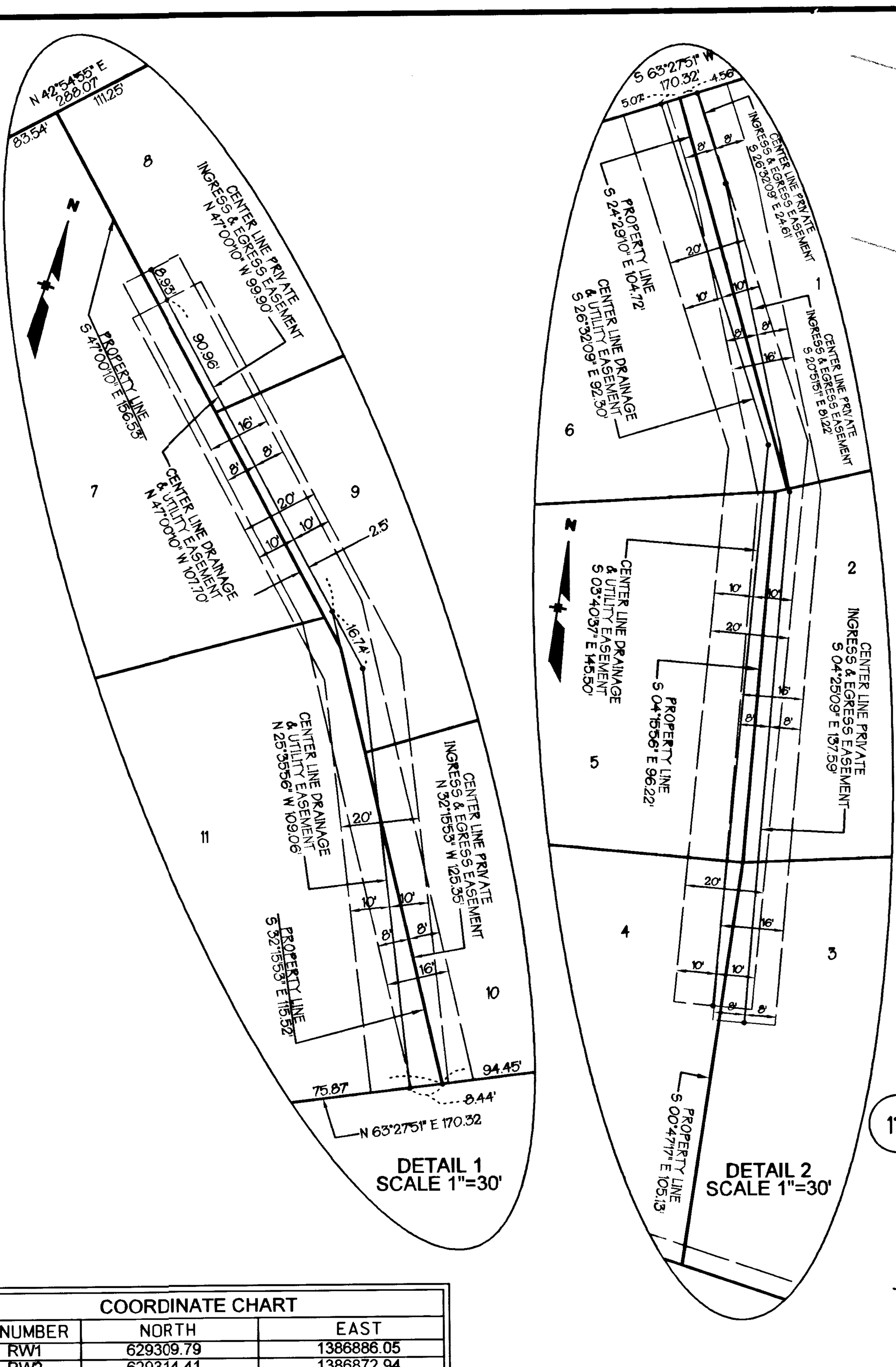
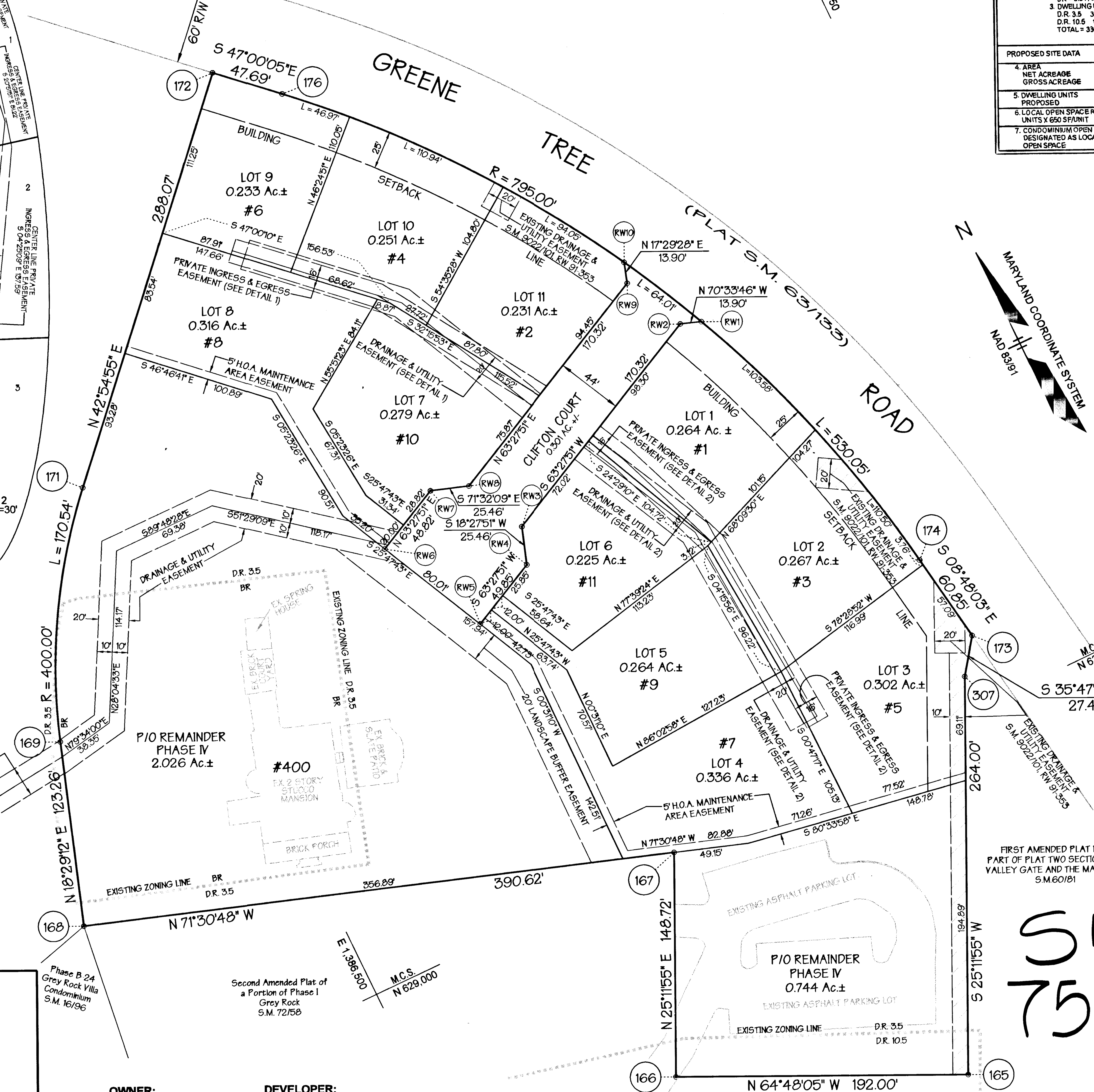
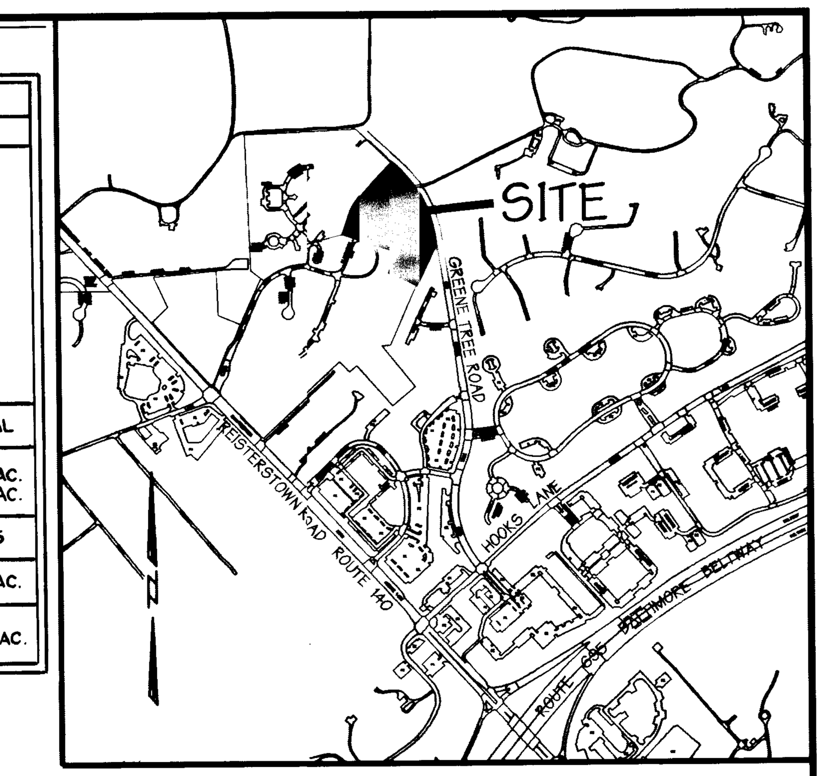
CURVE CHART					
FROM TO	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING & DIST.
169 - 171	24°25'43"	400.00'	170.54'	86.59'	N 30°42'04" E 169.26'
176 - 174	38°12'02"	795.00'	530.05'	275.30'	S 27°54'04" E 520.28'
176 - RW10	18°09'32"	795.00'	251.96'	127.05'	S 37°55'19" E 250.91'
RW10 - RW1	04°36'47"	795.00'	64.01'	32.02'	S 26°32'09" E 63.99'
RW1 - 174	15°25'44"	795.00'	214.08'	107.69'	S 16°30'54" E 213.43'





DENSITY CALCULATIONS				
OVERALL SITE DATA				
1. AREA NET ACREAGE = 60.92 AC. +/- GROSS ACREAGE = 61.60 AC. +/- 2. ZONING (GROSS) D.R. 3.5 = 39.39 AC. +/- D.R. 10.5 = 18.30 AC. +/- RC5 = 3.00 AC.+/- BR = 0.91 AC. +/- 3. DWELLING UNITS PERMITTED D.R. 3.5 39.39 X 3.5 = 137.86 D.R. 10.5 18.3 X 10.5 = 192.15 TOTAL = 330.01				
PROPOSED SITE DATA	PHASE I & II	PHASE III	PHASE IV	TOTAL
4. AREA NET ACREAGE GROSS ACREAGE	47.891 AC. 48.131 AC.	6.99 AC. 7.43 AC.	6.039 AC. 6.039 AC.	60.92 AC. 61.60 AC.
5. DWELLING UNITS PROPOSED	275	40	11	326
6. LOCAL OPEN SPACE REQUIRED UNITS X 650 SF/UNIT	4.10 AC.	0.6 AC.	0.16 AC.	4.86 AC.
7. CONDOMINIUM OPEN SPACE DESIGNATED AS LOCAL OPEN SPACE	4.75 AC.	0.6 AC.	0	5.35 AC.



LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

1) THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE BALTIMORE COUNTY CODE, SECTION 26-216.

2) THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.

3) ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT AND THE DEPARTMENT OF PUBLIC WORKS.

4) THE PARTIAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 2 / 3 / 03.

5) THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.

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 RESOURCE MANAGEMENT.

8) 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.

9) TRASH COLLECTION, SNOW REMOVAL, AND ROAD MAINTENANCE ARE TO BE PROVIDED TO THE JUNCTION OF THE PANHANDLE AND STREET RIGHTS-OF-WAY.

10) THIS SITE IS LOCATED IN THE GWYNNS FALLSSEWERSHED.

11) THE APPROVAL OF THIS PLAT IS BASED UPONA REASONABLE EXPECTATION THAT THE WATER AND SEWER SERVICE WHICH IS PLANNED FORTHE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND SEWER FACILITIES ARE COMPLETED ANDDETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.

12) ALL REQUIREMENTS OF THE MARYLAND STATE 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.

13) THE LOTS CREATED BY THIS SUBDIVISION PLAT ARE SUBJECT TO A FEE OR ASSESSMENT TO COVER OR DEFRAY ALL OR PART OF THE DEVELOPER'S COST OF INSTALLATION OF WATER AND SEWER FACILITIES, PURSUANT TO THE BALTIMORE COUNTY CODE SECTION 26-246. 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.

DEED REFERENCE: S.M. LIBER 12795 FOLIO 404
TAX ACCOUNT No. 22-00-009633
TOTAL AREA OF LOTS = 2.968 Ac.+/-
TOTAL AREA OF REMAINDER PHASE IV= 2.770 AC+/-
TOTAL AREA OF ROAD = 0.301 Ac.+/-
TOTAL AREA OF PLAT = 6.039 Ac.+/-

COORDINATE CHART		
NUMBER	NORTH	EAST
RW1	629309.79	1386886.05
RW2	629314.41	1386872.94
RW3	629238.32	1386720.56
RW4	629214.18	1386712.50
RW5	629191.90	1386667.90
RW6	629263.94	1386633.09
RW7	629285.75	1386676.76
RW8	629277.69	1386700.91
RW9	629353.78	1386853.28
RW10	629367.04	1386857.46
165	628783.92	1386827.60
166	628865.66	1386653.88
167	629000.23	1386717.19
168	629124.09	1386346.73
169	629240.98	1386385.82
171	629386.52	1386472.23
172	629597.49	1386668.38
173	629045.02	1386956.03
174	629105.16	1386946.72
176	629564.96	1386703.26
307	629022.79	1386940.00

LEGEND

PROPERTY LINE SHOWN THUS	(heavy solid line)
ROAD RIGHT OF WAY SHOWN THUS	(solid line)
LOT LINES SHOWN THUS	(solid line)
EASEMENTS SHOWN THUS	(dashed line)
LOT NUMBERS SHOWN THUS	12
HOUSE NUMBERS SHOWN THUS	#24
COORDINATES SHOWN THUS	(490)
BUILDING SETBACKS SHOWN THUS	(long-short dashed line)

S.M. 75 Filed for record 140
Date JUL 1 2003
Test: [signature]
Clerk

PLAT RECORDIN
TOTAL
Rec# BA04 Rcpt # 2
BA JLP Blk # 43
JUL 01, 2003

REASON FOR PLAT IS TO RESUBDIVIDE PHASE IV AS SHOWN ON A PLAT DATED OCTOBER 8, 1991 AND ENTITLED "PHASE II & IV GREY ROCK", RECORDED AMONG THE LAND RECORDS OF BALTIMORE COUNTY, MARYLAND IN PLAT BOOK S.M. 63/133

SM
75:140

RESUBDIVISION PHASE IV
GREY ROCK

(FORMERLY SHOWN ON PLAT ENTITLED PHASE II & IV GREY ROCK-S.M.63/133)

COUNCILMANIC DISTRICT NO. 3
ELECTION DISTRICT 3 BALTIMORE COUNTY, MARYLAND
SCALE 1"=40' MAY 15, 2003

NOTE:

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, IT'S 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.

STATE OF MARYLAND JAMES ADRIAN MARKLE No. 11005 REGISTERED PROFESSIONAL ENGINEER

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PARTIAL DEVELOPMENT PLAN DATED 2/3/03, AND HAVE PREPARED WITH DUE DILIGENCE THIS RECORD PLAT, PURSUANT TO THAT APPROVED PARTIAL DEVELOPMENT PLAN.

OWNER:
DISTINCTIVE DEVELOPERS, LLC
12 BRIAN DANIEL COURT
REISTERSTOWN, MD. 21136
PHONE # 410-356-4700

DEVELOPER:
PRESTIGE DEVELOPMENT, INC.
5 SPRING FOREST COURT
OWNINGS MILLS, MARYLAND
21117

NOTE:

GRID COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE NAD 83/91 MARYLAND COORDINATE SYSTEM AND PROJECTED BY BALTIMORE COUNTY PRIMARY GPS NETWORK MONUMENTS.

POINT	NORTH US FT.	EAST US FT.	ELEV US FT.
MELSAGE	641024.15	1377995.69	531.46
GIS-96	624053.01	1392252.58	486.42

NOTE:

THE STREETS AND/OR ROADS, AS SHOWN HEREON AND THE MENTION THEREOF IN DEEDS, ARE FOR THE PURPOSE 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 GRANTOR OF THE DEED TO WHICH THIS PLAT IS ATTACHED, THEIR HEIRS AND ASSIGNS.

OWNER'S CERTIFICATE

THE UNDERSIGNED, OWNER OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFIES THAT, TO THE BEST OF IT'S KNOWLEDGE, THE REQUIREMENTS OF SUBSECTION (C) OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, HAS BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

[signature] May, 15, 03 — Robert J. Skudrna, Member — DATE
[signature] 5-15-03 — Louis M. Bivona, Member — DATE

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 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND, PARTICULARLY INSOFAR AS SAME CONCERNS THE MAKING OF THE PLAT AND THE SETTING OF THE MARKERS.

[signature] 5/15/03
ROBERT P. HENRY, Professional Land Surveyor No. 10856 — DATE

APPROVED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
TG1
[signature] Thomas L. Vidmar, Deputy 6/24/03
DIRECTOR OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT — DATE

APPROVED BY THE DIRECTOR OF PERMITS & DEVELOPMENT MANAGEMENT PURSUANT TO SECTION 26-215 (C), BALTIMORE COUNTY CODE
[signature] Donald T. Rascoe 6-30-03
DIRECTOR OF PERMITS AND DEVELOPMENT MANAGEMENT — DATE

GWS

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
CONSULTING ENGINEERS, LAND PLANNERS & LAND SURVEYORS
1020 CROMWELL BRIDGE ROAD
TOWSON, MARYLAND 21286
PHONE: (410) 825-8120

P.W.A. COMPLETED 030301 TEG
FINAL PLAT CHECKED:
ENGINEERING RWB 6/12/03 TJC 6/11/03
HOUSE NUMBERS [initials] 5-22-03
RECREATION & PARKS [initials] 6-3-03
DEVELOPMENT MANAGEMENT [initials]

COMPUTED BY: MBT/DRT CHECKED BY: MBT/JP
DRAWN BY: MBT/SAK W.O. No. 109863

DESIGN AND DRAWING BASED ON MARYLAND COORDINATE SYSTEM
HORIZONTAL - NAD 83/91
VERTICAL - NAVD 88

FILENAME: ../towson/9863/cad/surveys/9863recplat.s01

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SM 75:140

MSA SSU 1236-11127 8447

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book SM 75, p. 140, MSA_S1236_11127. Date available 2003/07/01. Printed 11/21/2022.

Maryland State Archives