BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book JLE 79, p. 996-997, MSA_S1236_12724. Date available 2022/03/02. Printed 04/03/2022.

DEDICATION TABLE

TYPE OF CONVEYANCE	No	TOTAL AREA (AC)*
DRAINAGE AND UTILITY EASEMENT	2	0.0860
FOREST BUFFER & FOREST CONSERVATION EASEMENT	1	1.0780
FOREST CONSERVATION EASEMENT	2	0.0100
HIGHWAY WIDENING	1	0.6600
HIGHWAY RIGHT-OF-WAY	1	1.2510
STORMWATER MANAGEMENT EASEMENT	6	0.6010

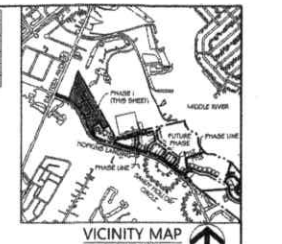
* NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total area shown in the table may be approximate.

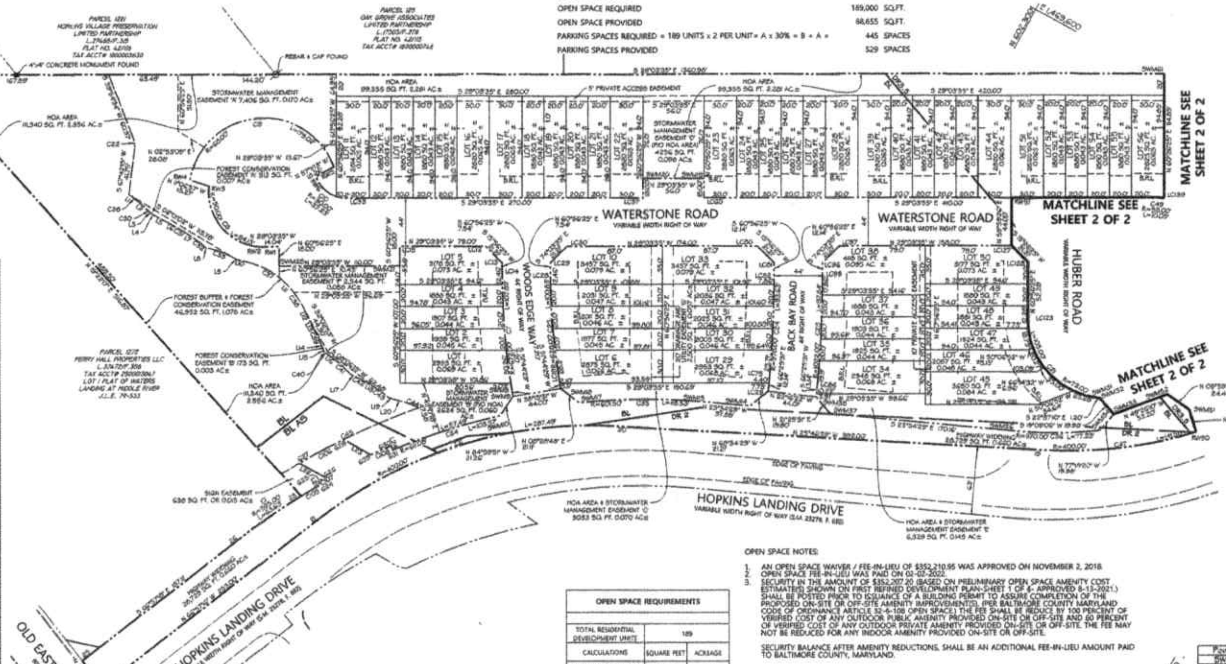
DENSITY CALCULATIONS

ZONING OF PROPERTY	
DR 16	0.005 AC±
DR3.5	25.135 AC±
DR2	24.282 AC±
BL/BL AS	6.743 AC±
ACREAGE, GROSS AND NET, PER ZONING REQUIREMENTS	56.16 AC±
DENSITY PERMITTED	208.45 UNITS
DENSITY PROPOSED	189 UNITS
OPEN SPACE REQUIRED	189,000 SQ.FT.
OPEN SPACE PROVIDED	88,655 SQ.FT.
PARKING SPACES REQUIRED = 189 UNITS x 2 PER UNIT = A x 30% = B + A =	445 SPACES
PARKING SPACES PROVIDED	529 SPACES

OPENSPACE TABLE (PER PHASE)

	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF LOTS	56	76	57	189
OPENSPACE REQUIRED (SQ FT)	56,000	76,000	57,000	189,000
OPENSPACE PROVIDED (SQ FT)	0	0	88,655	88,655





ADDRESS CHART

LOT NUMBER	ADDRESS
1	#1700
2	#1702
3	#1704
4	#1706
5	#1708
6	#1701
7	#1703
8	#1705
9	#1707
10	#1709
11	#200
12	#202
13	#204
14	#206
15	#208
16	#210
17	#212
18	#214
19	#216
20	#218
21	#220
22	#222
23	#230
24	#232
25	#234
26	#236
27	#238
28	#240
29	#1700
30	#1702
31	#1704
32	#1706
33	#1708
34	#1701
35	#1703
36	#1705
37	#1707
38	#1709
39	#242
40	#244
41	#246
42	#248
43	#250
44	#252
45	#1700
46	#1702
47	#1704
48	#1706
49	#1708
50	#1710
51	#254
52	#256
53	#258
54	#260
55	#262
56	#264

LINE TABLE

LINE	BEARING	DISTANCE
[illegible]	[illegible]	[illegible]

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

OPEN SPACE NOTES:

1. AN OPEN SPACE WAIVER / FEE-IN-LIEU OF $352,210.95 WAS APPROVED ON NOVEMBER 2, 2018.
2. OPEN SPACE FEE-IN-LIEU WAS PAID ON 02-02-2022.
3. SECURITY IN THE AMOUNT OF $352,207.20 (BASED ON PRELIMINARY OPEN SPACE AMENITY COST ESTIMATE(S) SHOWN ON FIRST REFINED DEVELOPMENT PLAN-SHEET 1 OF 6- APPROVED 8-13-2021.) SHALL BE POSTED PRIOR TO ISSUANCE OF A BUILDING PERMIT TO ASSURE COMPLETION OF THE PROPOSED ON-SITE OR OFF-SITE AMENITY IMPROVEMENT(S). (PER BALTIMORE COUNTY MARYLAND CODE OF ORDINANCE ARTICLE 32-6-108 OPEN SPACE) THE FEE SHALL BE REDUCE BY 100 PERCENT OF VERIFIED COST OF ANY OUTDOOR PUBLIC AMENITY PROVIDED ON-SITE OR OFF-SITE AND 60 PERCENT OF VERIFIED COST OF ANY OUTDOOR PRIVATE AMENITY PROVIDED ON-SITE OR OFF-SITE. THE FEE MAY NOT BE REDUCED FOR ANY INDOOR AMENITY PROVIDED ON-SITE OR OFF-SITE.

SECURITY BALANCE AFTER AMENITY REDUCTIONS, SHALL BE AN ADDITIONAL FEE-IN-LIEU AMOUNT PAID TO BALTIMORE COUNTY, MARYLAND.

OPEN SPACE REQUIREMENTS

TOTAL RESIDENTIAL DEVELOPMENT UNITS	189	
CALCULATIONS	SQUARE FEET	ACREAGE
OPEN SPACE REQUIRED AT 1,000 SF/UNIT	189,000	4.34
OPEN SPACE PROVIDED	88,655	2.04
OPEN SPACE BALANCE	100,345	2.30
FEE-IN-LIEU COST ($3.51/SF*OS BALANCE)	$352,210.95	
PRIVATE AMENITIES	COST ESTIMATE	AT 60% OF TOTAL COST
5' NATURAL MULCH TRAIL	$204,020.00	$122,412.00
5' MACADAM ADA PATH	$138,000.00	$82,800.00
PAVILION	$105,170.00	$63,102.00
PIER REMOVAL AND CONSTRUCTION	$130,800.00	$78,480.00
SIGNAGE, BENCHES, TRASH RECEPTACLE	$7,212.00	$4,327.20
BIKE RACKS	$1,810.00	$1,086.00
TOTAL	$352,207.20	
FINAL CALCULATIONS		
REQUIRED FEE-IN-LIEU	$352,210.95	
PROVIDED AMENITY COST	$352,207.20	
FINAL AMOUNT REQUIRED	$3.75	

COORDINATE TABLE

Point	Northing	Easting
19	[illegible]	[illegible]
20	[illegible]	[illegible]
21	[illegible]	[illegible]
22	[illegible]	[illegible]
23	[illegible]	[illegible]
24	[illegible]	[illegible]
25	[illegible]	[illegible]
26	[illegible]	[illegible]
LC12	[illegible]	[illegible]
LC13	[illegible]	[illegible]
LC14	[illegible]	[illegible]
LC15	[illegible]	[illegible]
LC19	[illegible]	[illegible]
LC28	[illegible]	[illegible]
LC29	[illegible]	[illegible]
LC30	[illegible]	[illegible]
LC33	[illegible]	[illegible]
LC57	[illegible]	[illegible]
LC60	[illegible]	[illegible]
LC75	[illegible]	[illegible]
LC80	[illegible]	[illegible]
LC81	[illegible]	[illegible]
LC82	[illegible]	[illegible]
LC86	[illegible]	[illegible]

COORDINATE TABLE

Point	Northing	Easting
LC95	[illegible]	[illegible]
LC96	[illegible]	[illegible]
LC97	[illegible]	[illegible]
LC123	[illegible]	[illegible]
LC127	[illegible]	[illegible]
LC128	[illegible]	[illegible]
LC139	[illegible]	[illegible]
RW1	[illegible]	[illegible]
RW2	[illegible]	[illegible]
RW3	[illegible]	[illegible]
RW4	[illegible]	[illegible]
RW5	[illegible]	[illegible]
RW6	[illegible]	[illegible]
RW50	[illegible]	[illegible]
RW51	[illegible]	[illegible]
SWM8	[illegible]	[illegible]
SWM9	[illegible]	[illegible]
SWM10	[illegible]	[illegible]
SWM13	[illegible]	[illegible]
SWM14	[illegible]	[illegible]
SWM15	[illegible]	[illegible]
SWM17	[illegible]	[illegible]
SWM18	[illegible]	[illegible]
SWM19	[illegible]	[illegible]

GENERAL NOTES:

1. 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 WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENT, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORMWATER 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 STORMWATER 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.
2. 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.
3. 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.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
7. THE PARTIAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 12/27/2021.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND THE FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AND SUSTAINABILITY.
10. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION, OR DISTURBANCE OF VEGETATION IN THE FOREST CONSERVATION EASEMENT OR FOREST BUFFER AND FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND STABILITY.
11. ANY FOREST CONSERVATION EASEMENT OR FOREST BUFFER AND FOREST CONSERVATION EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAYBE FOUND IN THE LAND RECORDS OF BALTIMORE AND WHICH RESTRICT DISTURBANCE AND USE OF THESE AREAS.
12. 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.
13. 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.
14. THIS SITE IS LOCATED IN THE MIDDLE RIVER SEWERSHED.
15. H.O.A. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
16. THE LOTS AND UNITS 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 32-4-310 AND 32-4-311. 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.
17. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF THE MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
18. 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 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).
19. A FOREST CONSERVATION SPECIAL VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON DECEMBER 7, 2017 TO ALLOW FOR THE REMOVAL OF TWO SPECIMEN TREES ON THIS PROJECT SITE. MITIGATION WAS PROVIDED BY MEETING ALL FOREST CONSERVATION REQUIREMENTS AS OUTLINED ON THE FOREST CONSERVATION PLAN FOR THE PROJECT ON JULY 13, 2018. AN ALTERNATIVES ANALYSIS WAS REVIEWED AND APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY IN ACCORDANCE WITH BALTIMORE COUNTY CODE, ARTICLE 33, TITLE 3, PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS. THE ANALYSIS RESULTED IN THE APPROVAL OF FOREST BUFFER IMPACTS FOR THE WIDENING OF HOPKINS LANDING DRIVE TO PROVIDE SAFE AND ADEQUATE ACCESS FOR THE WATERS LANDING DEVELOPMENT. CONDITIONS, INCLUDING PURCHASING CREDITS IN A FOREST BUFFER MITIGATION BANK, WERE PLACED ON THIS ALTERNATIVES ANALYSIS TO REDUCE WATER QUALITY IMPACTS.
20. THE FIRST REFINED DEVELOPMENT PLAN FOR WATERS LANDING PUD WAS APPROVED ON 8/13/21

APPROVAL RECORDING STAMP

Filed for record JLE 79 FOLIO 996 MAR 02 2022

P.W.A. COMPLETED 1S2101, 10/22/21 SEE
ZONING GN/355 2/21/22
DEV. DESIGN VKD 2/23/2022
DEV. ENGINEER MLV 2-17-22
STREETS, NUMBERING 3/01/22 SEF
REAL ESTATE COMPLIANCE L.L. 2/10/22
PARKS & RECREATION JVH 2-21-22

PLAT 1 OF 2 (PHASE 1)

WATER'S LANDING PUD

A RESUBDIVISION OF PART OF PARCEL A AS SHOWN ON PLATS 1 OF 3 & 2 OF 3 ENTITLED WATERS LANDING AT MIDDLE RIVER RECORDED IN PLAT BOOK J.L.E. 79, PAGE 533 AND 534 DATED 07-13-2015

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
DATE: 02-14-2022

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 50'

PAI # 15-0966

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:

DEV. MGR. 3/2/22
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. DATE

APPROVED:
3/1/22
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. DATE

OWNER/DEVELOPER

RM WATERS LANDING LLC
2410 EVERGREEN RD
GAMBRILLS MD 21054
SUITE 104
(443) 332-6304

DEED REFERENCE: 37477/0242
TAX ACCT.#: 2500013048
TAX MAP 90, GRID 00,
PARCEL 1272

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83(1991), AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS:

OWNER'S CERTIFICATE

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 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

RM WATERS LANDING LLC
JOSEPH A. BALDWIN, MANAGER
2/16/22 DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED 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 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 THIS PLAT AND THE SETTING OF THE MARKERS.

MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21234 EXPIRATION DATE: 01/19/2023
2-15-22 DATE

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PARTIAL DEVELOPMENT PLAN DATED 12-27-2021, AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAT, PURSUANT TO THAT APPROVED PARTIAL DEVELOPMENT PLAN.

DMW
DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

COMPUTED: C.S. DRAWN: C.S. CHECKED: M.D.M. J.O. # 01063.J0

D000311

P246603

MSA S1236-12724-1

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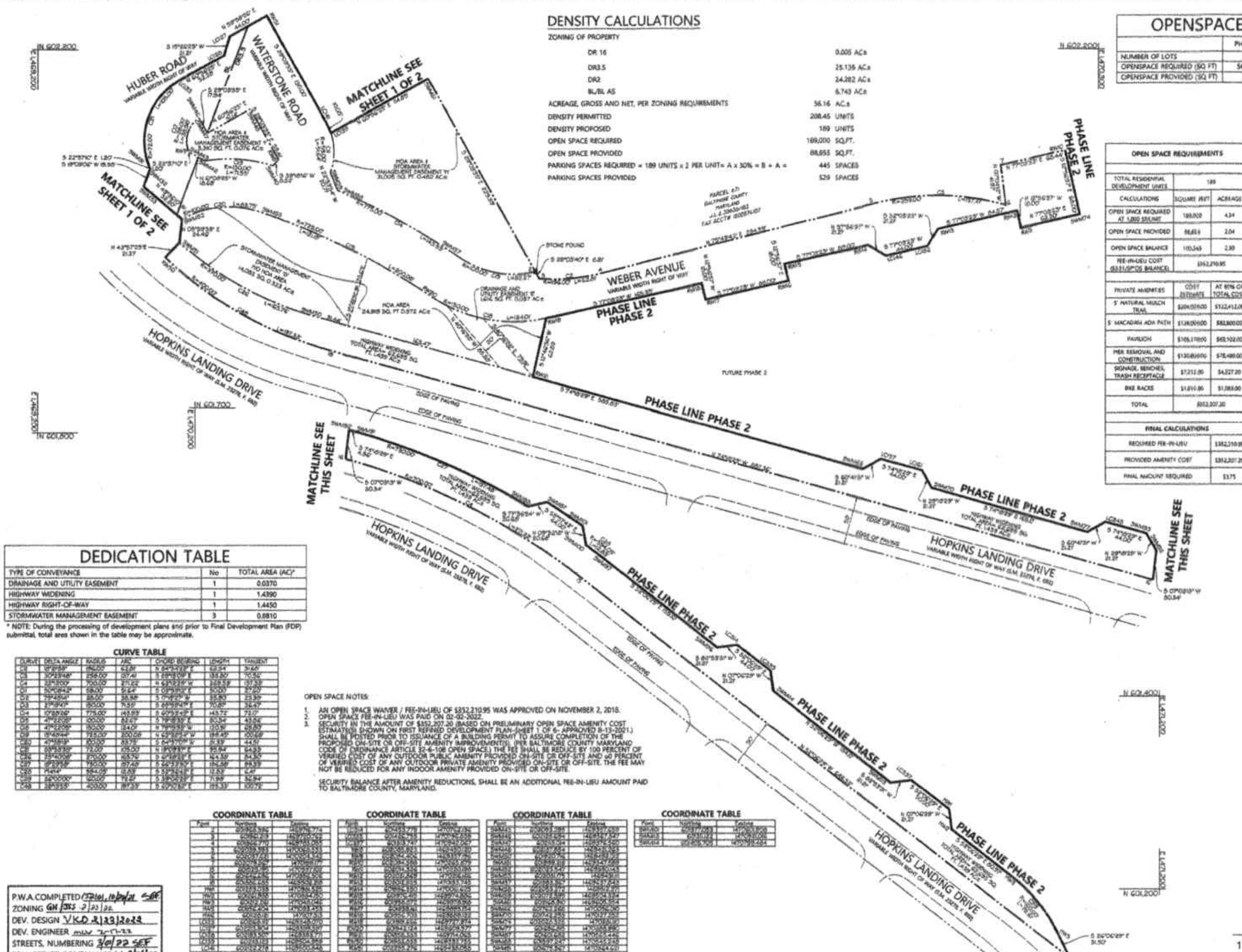

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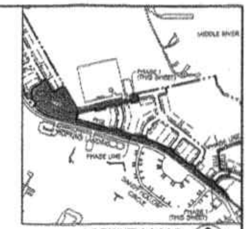
MARYLAND COORDINATE SYSTEM (NAD83-1991)



VICINITY MAP
SCALE 1"=500'

OPEN SPACE REQUIREMENTS

TOTAL RESIDENTIAL DEVELOPMENT UNITS	189	
CALCULATIONS	SQUARE FEET	ACREAGE
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9. 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.
10. 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.
11. THIS SITE IS LOCATED IN THE MIDDLE RIVER SEWERSHED.
12. H.O.A. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
13. THE LOTS AND UNITS 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 32-4-310 AND 32-4-311. 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.
14. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF THE MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
15. 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 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).
16. A FOREST CONSERVATION SPECIAL VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON DECEMBER 7, 2017 TO ALLOW FOR THE REMOVAL OF TWO SPECIMEN TREES ON THIS PROJECT SITE. MITIGATION WAS PROVIDED BY MEETING ALL FOREST CONSERVATION REQUIREMENTS AS OUTLINED ON THE FOREST CONSERVATION PLAN FOR THE PROJECT. "ON JULY 13, 2018, AN ALTERNATIVES ANALYSIS WAS REVIEWED AND APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY IN ACCORDANCE WITH BALTIMORE COUNTY CODE, ARTICLE 33, TITLE 3, PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE ANALYSIS RESULTED IN THE APPROVAL OF FOREST BUFFER IMPACTS FOR THE WIDENING OF HOPKINS LANDING DRIVE TO PROVIDE SAFE AND ADEQUATE ACCESS FOR THE WATERS LANDING DEVELOPMENT. CONDITIONS, INCLUDING PURCHASING CREDITS IN A FOREST BUFFER MITIGATION BANK, WERE PLACED ON THIS ALTERNATIVES ANALYSIS TO REDUCE WATER QUALITY IMPACTS."
17. THE FIRST REFINED DEVELOPMENT PLAN FOR WATERS LANDING PUD WAS APPROVED ON 8/13/21

DEDICATION TABLE

TYPE OF CONVEYANCE	No	TOTAL AREA (AC)*
DRAINAGE AND UTILITY EASEMENT	1	0.0370
HIGHWAY WIDENING	1	1.4390
HIGHWAY RIGHT-OF-WAY	1	1.4450
STORMWATER MANAGEMENT EASEMENT	3	0.8810

* NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total area shown in the table may be approximate.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C2	15°21'38"	160.00'	42.89'	N 84°34'32" E	42.54'	21.57'
C3	30°23'48"	259.00'	137.41'	S 69°18'09" E	135.80'	70.36'
C4	22°12'00"	700.00'	271.22'	N 63°12'31" W	269.53'	137.33'
C11	50°08'42"	58.00'	51.64'	S 03°53'52" E	50.00'	27.20'
C12	79°45'56"	28.00'	38.98'	S 17°55'21" W	35.90'	23.39'
C13	27°18'47"	150.00'	71.59'	S 65°59'47" E	70.87'	36.47'
C14	10°35'26"	775.00'	143.93'	S 60°52'41" E	143.72'	72.17'
C15	47°22'05"	100.00'	82.67'	S 78°18'30" E	80.34'	43.86'
C16	47°22'05"	150.00'	124.01'	N 78°18'30" W	120.51'	65.80'
C19	15°48'44"	725.00'	200.08'	N 62°30'24" W	199.45'	100.68'
C20	47°58'19"	100.00'	83.73'	S 64°37'09" W	81.33'	44.51'
C21	83°33'30"	72.00'	105.00'	N 19°08'31" E	95.94'	64.33'
C26	35°40'08"	270.00'	165.76'	S 42°49'20" E	163.50'	84.50'
C27	16°23'58"	750.00'	197.42'	S 64°32'30" E	196.56'	99.33'
C28	1°14'14"	584.05'	12.63'	S 52°54'41" E	12.63'	6.47'
C29	36°00'00"	120.00'	72.47'	S 38°04'29" E	71.99'	36.94'
C48	38°59'55"	400.00'	187.33'	S 07°07'37" E	184.33'	100.72'

OPEN SPACE NOTES:

1. AN OPEN SPACE WAIVER / FEE-IN-LIEU OF $352,210.95 WAS APPROVED ON NOVEMBER 2, 2018.
2. OPEN SPACE FEE-IN-LIEU WAS PAID ON 02-02-2022.
3. SECURITY IN THE AMOUNT OF $352,207.20 (BASED ON PRELIMINARY OPEN SPACE AMENITY COST ESTIMATED SHOWN ON FIRST REFINED DEVELOPMENT PLAN-SHEET 1 OF 6- APPROVED 8-13-2021.) SHALL BE POSTED PRIOR TO ISSUANCE OF A BUILDING PERMIT TO ASSURE COMPLETION OF THE PROPOSED ON-SITE OR OFF-SITE AMENITY IMPROVEMENTS. (PER BALTIMORE COUNTY MARYLAND CODE OF ORDINANCE ARTICLE 32-6-108 OPEN SPACE) THE FEE SHALL BE REDUCE BY 100 PERCENT OF VERIFIED COST OF ANY OUTDOOR PUBLIC AMENITY PROVIDED ON-SITE OR OFF-SITE AND 60 PERCENT OF VERIFIED COST OF ANY OUTDOOR PRIVATE AMENITY PROVIDED ON-SITE OR OFF-SITE. THE FEE MAY NOT BE REDUCED FOR ANY INDOOR AMENITY PROVIDED ON-SITE OR OFF-SITE.

SECURITY BALANCE AFTER AMENITY REDUCTIONS, SHALL BE AN ADDITIONAL FEE-IN-LIEU AMOUNT PAID TO BALTIMORE COUNTY, MARYLAND.

COORDINATE TABLE

Point	Northing	Easting
2	605826.596	[illegible]
3	605847.103	[illegible]
4	605824.770	[illegible]
5	605788.883	[illegible]
[illegible]	[illegible]	[illegible]

COORDINATE TABLE

Point	Northing	Easting
[illegible]	[illegible]	[illegible]

COORDINATE TABLE

Point	Northing	Easting
[illegible]	[illegible]	[illegible]

COORDINATE TABLE

Point	Northing	Easting
[illegible]	[illegible]	[illegible]

P.W.A. COMPLETED: ~~DRW~~ 1/26/22 SEF
ZONING: GH/JSS 2/23/22
DEV. DESIGN: VKD 2/23/2022
DEV. ENGINEER: MLW 2-17-22
STREETS, NUMBERING: 3/01/22 SEF
REAL ESTATE COMPLIANCE: L.L. 3/01/22
PARKS & RECREATION: JWH 1-11-22

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:

FOR: [signature] DEV. MGR. 3/2/22
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. DATE

APPROVED: [signature] 3/1/22
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. DATE

D000311

OWNER/DEVELOPER

RM WATERS LANDING LLC
2410 EVERGREEN RS
GAMBRILLS MD 21054
SUITE 104
(443) 332-6304

DEED REFERENCE: 37477/0242
TAX ACCT.#: 2500013048
TAX MAP 90, GRID 00,
PARCEL 1272

P246604

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83(1991), AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS:

DESIGNATION	NORTHING(FT)	EASTING(FT)	PID
GIS 14	605048.392	1469154.681	AC7087
GIS 79	604897.326	1469577.197	AE5963

OWNER'S CERTIFICATE

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 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

[signature] 2/15/22
RM WATERS LANDING LLC DATE
JOSEPH G. BALDWIN, MANAGER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED 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 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 THIS PLAT AND THE SETTING OF THE MARKERS.

[signature] 2-15-22
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21224 EXPIRATION DATE: 01/19/2023

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PARTIAL DEVELOPMENT PLAN DATED 12-27-2021, AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAT, PURSUANT TO THAT APPROVED PARTIAL DEVELOPMENT PLAN.

Filed for record JLE LIBER 79 FOLIO 997
MAR 02 2022
Julie L. Ensor, Clerk

APPROVAL RECORDING STAMP

PLAT 2 OF 2 (PHASE 1)

WATER'S LANDING PUD

A RESUBDIVISION OF PART OF PARCEL A AS SHOWN ON PLATS 1 OF 3 & 2 OF 3 ENTITLED WATER'S LANDING AT MIDDLE RIVER RECORDED IN PLAT BOOK JLE 79, PAGE 533 AND 534 DATED 07-13-2015

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
DATE:02-14-2022

BALTIMORE COUNTY, MARYLAND

SCALE:
1" = 50'

PAI # 15-0966

DMW
DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

COMPUTED: C.S. DRAWN: C.S. CHECKED: M.D.M. J.O. # 01063.J0

MSA S1236-12724-2

OPEN SPACE REQUIREMENTS		
TOTAL RESIDENTIAL DEVELOPMENT UNITS	189	
CALCULATIONS	SQUARE FEET	ACREAGE
OPEN SPACE REQUIRED AT 1,000 SF/UNIT	189,000	4.34
OPEN SPACE PROVIDED	88,655	2.04
OPEN SPACE BALANCE	100,345	2.30
FEE-IN-LIEU COST ($3.51/SF/OS BALANCE)	$352,210.95	

PRIVATE AMENITIES	COST ESTIMATE	AT 60% OF TOTAL COST
5' NATURAL MULCH TRAIL	$204,020.00	$122,412.00
5' MACADAM ADA PATH	$138,200.00	$82,920.00
PAVILION	$105,170.00	$63,102.00
PER REMOVAL AND CONSTRUCTION	$130,500.00	$78,480.00
SIGNAGE, BENCHES, TRASH RECEPTACLE	$7,212.00	$4,327.20
BIKE RACKS	$1,810.00	$1,086.00
TOTAL		$352,327.20

FINAL CALCULATIONS	
REQUIRED FEE-IN-LIEU	$352,210.95
PROVIDED AMENITY COST	$352,327.20
FINAL AMOUNT REQUIRED	$0.75

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (AC.) *
CRITICAL AREA EASEMENT	1	0.4860
DRAINAGE AND UTILITY EASEMENT	2	0.0530
HIGHWAY RIGHT-OF-WAY	2	1.2880
STORMWATER MANAGEMENT EASEMENT	4	0.5220

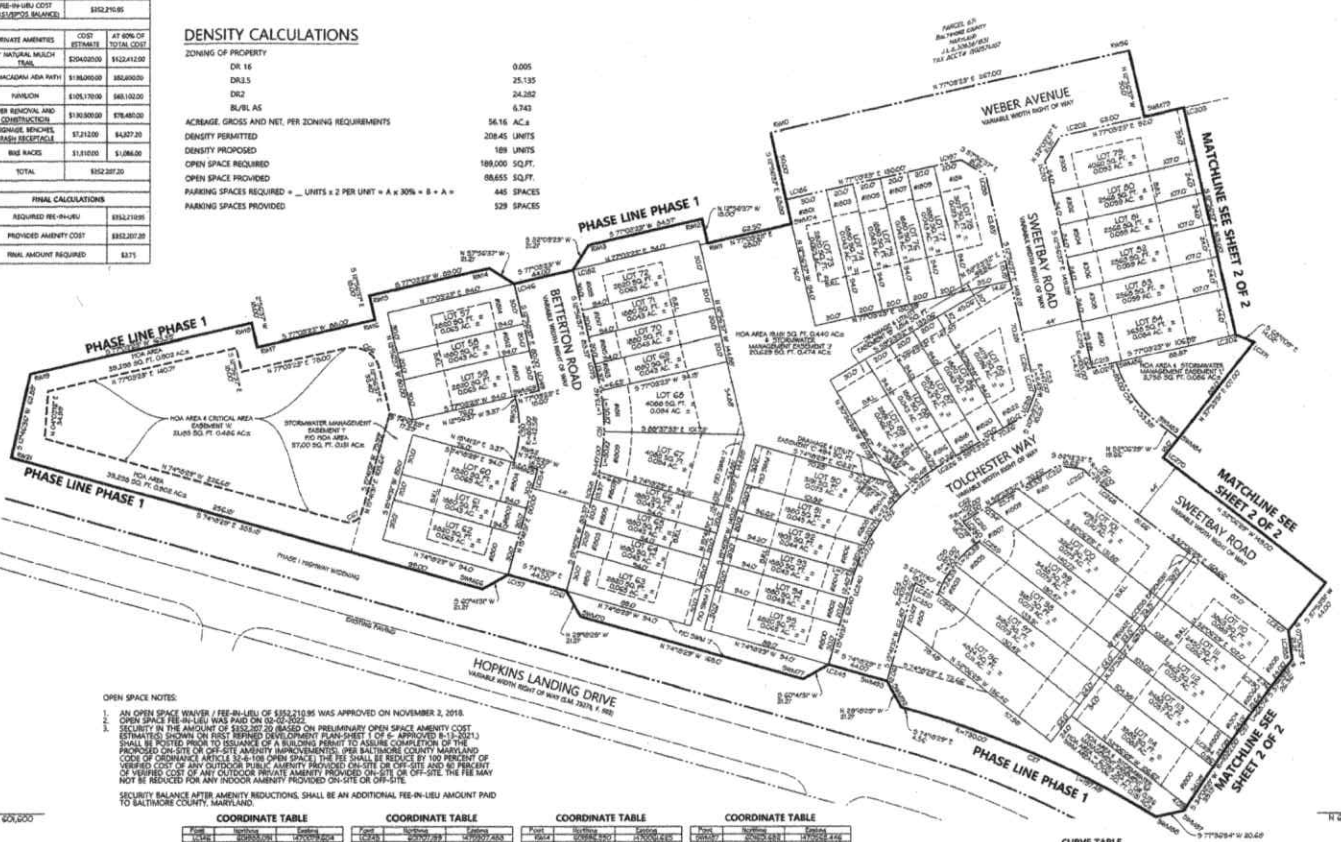
* NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total area shown in the table may be approximate.

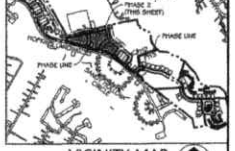
OPENSPACE TABLE (PER PHASE)

	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF LOTS	56	76	57	189
OPENSPACE REQUIRED (SQ. FT)	56,000	76,000	57,000	189,000
OPENSPACE PROVIDED (SQ. FT)	0	0	88,655	88,655

DENSITY CALCULATIONS

ZONING OF PROPERTY	
DR 16	0.005
DR3.5	25.135
DR2	24.282
BL/BL AS	6.743
ACREAGE, GROSS AND NET, PER ZONING REQUIREMENTS	56.16 AC.±
DENSITY PERMITTED	208.45 UNITS
DENSITY PROPOSED	189 UNITS
OPEN SPACE REQUIRED	189,000 SQ.FT.
OPEN SPACE PROVIDED	88,655 SQ.FT.
PARKING SPACES REQUIRED = __ UNITS x 2 PER UNIT = A x 30% = B + A =	445 SPACES
PARKING SPACES PROVIDED	529 SPACES





VICINITY MAP
SCALE 1"=1000'

GENERAL NOTES:

1. THE OWNER HEREBY RESERVES AND OFFERS FOR DEDICATION TO BALTIMORE COUNTY ALL SUCH RIGHTS-OF-WAY AND PROPRIETARY 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 WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENT, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORMWATER 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 PROPRIETARY 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 REGULATORY 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 STORMWATER 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.
2. 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.
3. 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.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
7. THE PARTIAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 12/27/2021.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
9. THERE SHALL BE NO NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CRITICAL AREA EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
10. ANY CRITICAL AREA 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.
11. 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.
12. 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 CONSTRUCTED AND ACCEPTED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
13. THIS SITE IS LOCATED IN THE MIDDLE RIVER SEWERSHED.
14. H.O.A. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. THE LOTS AND UNITS 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 32-4-310 AND 22-4-311. 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.
16. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND INCLUDE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF THE MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
17. 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 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).
18. A FOREST CONSERVATION SPECIAL VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON DECEMBER 7, 2017 TO ALLOW FOR THE REMOVAL OF TWO SPECIMEN TREES ON THIS PROJECT SITE. MITIGATION WAS PROVIDED BY MEETING ALL FOREST CONSERVATION REQUIREMENTS AS OUTLINED ON THE FOREST CONSERVATION PLAN FOR THE PROJECT. ON JULY 13, 2016 AN ALTERNATIVES ANALYSIS WAS REVIEWED AND APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY IN ACCORDANCE WITH BALTIMORE COUNTY CODE, ARTICLE 33, TITLE 3, PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS. THE ANALYSIS RESULTED IN THE APPROVAL OF FOREST BUFFER IMPACTS FOR THE WIDENING OF HOPKINS LANDING DRIVE TO PROVIDE SAFE AND ADEQUATE ACCESS FOR THE WATERS LANDING DEVELOPMENT. CONDITIONS, INCLUDING PURCHASING CREDITS IN A FOREST BUFFER MITIGATION BANK, WERE PLACED ON THIS ALTERNATIVES ANALYSIS TO REDUCE WATER QUALITY IMPACTS.
19. THE FIRST REVISED DEVELOPMENT PLAN FOR WATERS LANDING PUD WAS APPROVED ON 8/15/01

OPEN SPACE NOTES:

1. AN OPEN SPACE WAIVER / FEE-IN-LIEU OF $352,210.95 WAS APPROVED ON NOVEMBER 2, 2018.
2. OPEN SPACE FEE-IN-LIEU WAS PAID ON 02-02-2022.
3. SECURITY IN THE AMOUNT OF $352,327.20 (BASED ON PRELIMINARY OPEN SPACE AMENITY COST ESTIMATES SHOWN ON FIRST REVISED DEVELOPMENT PLAN-SHEET 1 OF 5- APPROVED 8-15-2001) SHALL BE POSTED PRIOR TO ISSUANCE OF A BUILDING PERMIT TO ASSURE COMPLETION OF THE PROPOSED ON-SITE OR OFF-SITE AMENITY IMPROVEMENTS. (PER BALTIMORE COUNTY MARYLAND CODE OF ORDINANCE ARTICLE 32-6-108 (OPEN SPACE). THE FEE SHALL BE REDUCE BY 100 PERCENT OF VERIFIED COST OF ANY OUTDOOR PUBLIC AMENITY PROVIDED ON-SITE OR OFF-SITE AND 60 PERCENT OF VERIFIED COST OF ANY OUTDOOR PRIVATE AMENITY PROVIDED ON-SITE OR OFF-SITE. THE FEE MAY NOT BE REDUCED FOR ANY INDOOR AMENITY PROVIDED ON-SITE OR OFF-SITE.

SECURITY BALANCE AFTER AMENITY REDUCTIONS, SHALL BE AN ADDITIONAL FEE-IN-LIEU AMOUNT PAID TO BALTIMORE COUNTY, MARYLAND.

Filed for record
M.S. LIBER 79 FOLIO 998
Date: MAR 02 2022
Test: [signature]
APPROVAL RECORDING STAMP

LR - Plat Fee - Subdivision: $300
Subdivision Name: WATER'S LANDING PUD
Ref. 79 - 998
Check: $0.00
03/02/2022 10:47
CORD-2A
B1580#188 CCORD1 - Daily Journal
Count/Code.01 10 - Receipt: 10

COORDINATE TABLE

Point	Northing	Easting
10148	600600.000	1470037.000
10149	600600.000	1470037.833
10150	600599.000	1470037.833
10151	600599.000	1470037.000
10152	600599.000	1470036.000
10153	600600.000	1470036.000
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10175	600599.000	1470025.000
10176	600599.000	1470024.000
10177	600600.000	1470024.000
10178	600600.000	1470023.000
10179	600599.000	1470023.000
10180	600599.000	1470022.000
10181	600600.000	1470022.000
10182	600600.000	1470021.000
10183	600599.000	1470021.000
10184	600599.000	1470020.000
10185	600600.000	1470020.000
10186	600600.000	1470019.000
10187	600599.000	1470019.000
10188	600599.000	1470018.000
10189	600600.000	1470018.000
10190	600600.000	1470017.000
10191	600599.000	1470017.000
10192	600599.000	1470016.000
10193	600600.000	1470016.000
10194	600600.000	1470015.000
10195	600599.000	1470015.000
10196	600599.000	1470014.000
10197	600600.000	1470014.000
10198	600600.000	1470013.000
10199	600599.000	1470013.000
10200	600599.000	1470012.000
10201	600600.000	1470012.000
10202	600600.000	1470011.000
10203	600599.000	1470011.000
10204	600599.000	1470010.000
10205	600600.000	1470010.000
10206	600600.000	1470009.000
10207	600599.000	1470009.000
10208	600599.000	1470008.000
10209	600600.000	1470008.000
10210	600600.000	1470007.000
10211	600599.000	1470007.000
10212	600599.000	1470006.000
10213	600600.000	1470006.000
10214	600600.000	1470005.000
10215	600599.000	1470005.000
10216	600599.000	1470004.000
10217	600600.000	1470004.000
10218	600600.000	1470003.000
10219	600599.000	1470003.000
10220	600599.000	1470002.000
10221	600600.000	1470002.000
10222	600600.000	1470001.000
10223	600599.000	1470001.000
10224	600599.000	1470000.000
10225	600600.000	1470000.000
10226	600600.000	1469999.000
10227	600599.000	1469999.000
10228	600599.000	1469998.000
10229	600600.000	1469998.000
10230	600600.000	1469997.000
10231	600599.000	1469997.000
10232	600599.000	1469996.000
10233	600600.000	1469996.000
10234	600600.000	1469995.000
10235	600599.000	1469995.000
10236	600599.000	1469994.000
10237	600600.000	1469994.000
10238	600600.000	1469993.000
10239	600599.000	1469993.000
10240	600599.000	1469992.000
10241	600600.000	1469992.000
10242	600600.000	1469991.000
10243	600599.000	1469991.000
10244	600599.000	1469990.000
10245	600600.000	1469990.000
10246	600600.000	1469989.000
10247	600599.000	1469989.000
10248	600599.000	1469988.000
10249	600600.000	1469988.000
10250	600600.000	1469987.000
10251	600599.000	1469987.000
10252	600599.000	1469986.000
10253	600600.000	1469986.000
10254	600600.000	1469985.000
10255	600599.000	1469985.000
10256	600599.000	1469984.000
10257	600600.000	1469984.000

COORDINATE TABLE

Point	Northing	Easting
10258	600600.000	1469983.000
10259	600599.000	1469983.000
10260	600599.000	1469982.000
10261	600600.000	1469982.000
10262	600600.000	1469981.000
10263	600599.000	1469981.000
10264	600599.000	1469980.000
10265	600600.000	1469980.000
10266	600600.000	1469979.000
10267	600599.000	1469979.000
10268	600599.000	1469978.000
10269	600600.000	1469978.000
10270	600600.000	1469977.000
10271	600599.000	1469977.000
10272	600599.000	1469976.000
10273	600600.000	1469976.000
10274	600600.000	1469975.000
10275	600599.000	1469975.000
10276	600599.000	1469974.000
10277	600600.000	1469974.000
10278	600600.000	1469973.000
10279	600599.000	1469973.000
10280	600599.000	1469972.000
10281	600600.000	1469972.000
10282	600600.000	1469971.000
10283	600599.000	1469971.000
10284	600599.000	1469970.000
10285	600600.000	1469970.000
10286	600600.000	1469969.000
10287	600599.000	1469969.000
10288	600599.000	1469968.000
10289	600600.000	1469968.000
10290	600600.000	1469967.000
10291	600599.000	1469967.000
10292	600599.000	1469966.000
10293	600600.000	1469966.000
10294	600600.000	1469965.000
10295	600599.000	1469965.000
10296	600599.000	1469964.000
10297	600600.000	1469964.000

COORDINATE TABLE

Point	Northing	Easting
10298	600600.000	1469963.000
10299	600599.000	1469963.000
10300	600599.000	1469962.000
10301	600600.000	1469962.000
10302	600600.000	1469961.000
10303	600599.000	1469961.000
10304	600599.000	1469960.000
10305	600600.000	1469960.000

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C27	9°59'59"	1000.00'	187.58'	S 13°03'30" E	187.58'	93.97'
C28	28°00'00"	85.00'	42.48'	S 09°03'59" E	42.04'	21.69'
C29	89°58'00"	10.00'	15.69'	S 09°03'59" W	14.13'	9.99'
C30	43°42'00"	10.00'	7.63'	S 09°03'59" W	7.45'	4.00'
C31	45°16'00"	10.00'	8.02'	S 44°03'59" W	7.81'	4.24'
C32	45°16'00"	10.00'	8.02'	S 89°19'59" W	7.81'	4.24'
C33	45°16'00"	10.00'	8.02'	N 45°03'00" W	7.81'	4.24'
C34	45°16'00"	10.00'	8.02'	N 00°46'00" W	7.81'	4.24'
C35	89°58'00"	10.00'	15.69'	N 44°57'00" E	14.13'	9.99'
C36	90°00'00"	85.00'	50.49'	S 37°03'59" W	49.77'	26.00'
C37	9°59'59"	1000.00'	174.39'	N 13°03'30" W	174.17'	87.37'
C38	89°59'59"	10.00'	15.70'	S 50°03'59" W	14.14'	9.99'
C39	89°59'59"	10.00'	15.70'	S 39°03'59" E	14.14'	9.99'
C40	9°59'59"	1000.00'	174.39'	S 39°03'59" E	174.17'	87.37'
C41	9°59'59"	1000.00'	174.39'	S 49°03'59" E	174.17'	87.37'
C42	9°59'59"	1000.00'	174.39'	S 59°03'59" E	174.17'	87.37'
C43	9°59'59"	1000.00'	174.39'	S 69°03'59" E	174.17'	87.37'
C44	9°59'59"	1000.00'	174.39'	S 79°03'59" E	174.17'	87.37'
C45	90°00'00"	85.00'	42.48'	S 50°03'59" W	42.04'	21.69'
C46	90°00'00"	85.00'	42.48'	S 40°03'59" E	42.04'	21.69'
C47	90°00'00"	85.00'	42.48'	S 50°03'59" W	42.04'	21.69'

P.W.A. COMPLETED 15APR01, HOPKINS SEF
ZONING GM 3/3/22
DEV. DESIGN NKO 2/23/2022
DEV. ENGINEER MWV 3-17-22
STREETS, NUMBERING 3/01/22 SEF
REAL ESTATE COMPLIANCE C.C. 2/24/22
PARKS & RECREATION JMK 2-28-22

PLAT 1 OF 2 (PHASE 2)

WATER'S LANDING PUD

A RESUBDIVISION OF PART OF PARCEL A AS SHOWN ON PLATS 1 OF 3 & 2 OF 3 ENTITLED WATER'S LANDING AT MIDDLE RIVER RECORDED IN PLAT BOOK J.L.E. 79, PAGE 583 AND 584 DATED 07-13-2015

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
DATE:02-14-2022

BALTIMORE COUNTY, MARYLAND

SCALE:
1" = 40'

PAI # 15-0966

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:

For: [signature] 3/2/22
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. DATE

APPROVED:

[signature] 3/1/22
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. DATE

OWNER/DEVELOPER
RM WATERS LANDING LLC
2410 EVERGREEN RS
GAMBRILLS MD 21054
SUITE 104
(443) 332-6304

DEED REFERENCE: 37477/0242
TAX ACCT.#: 2500013048
TAX MAP 90, GRID 00,
PARCEL 1272

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83(1991), AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS:

DESIGNATION	NORTH(MT)	EAST(MT)	PID
DG 14	620346.282	1480154.691	AC7687
DG 73	604807.528	1469677.197	AE8860

OWNER'S CERTIFICATE

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 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

[signature] 2/15/22
RM WATERS LANDING LLC DATE
JOSEPH C. BALDWIN, MANAGER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED 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 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 THIS PLAT AND THE SETTING OF THE MARKERS.

[signature] 2-15-22
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21245 EXPIRATION DATE 01/18/2023

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PARTIAL DEVELOPMENT PLAN DATED 12-27-2021, AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAT, PURSUANT TO THAT APPROVED PARTIAL DEVELOPMENT PLAN.

DMW
DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

COMPUTED: C.S. DRAWN: C.S. CHECKED: M.D.M. J.O. # 01063.J0

D000311 P246605 MSA S1236-12725-1

BALTIMORE COUNTY - CIRCUIT COURT (S:\plan\Hnce Plats_3A_Plat Books_J.L.E 79_s - 998-999_MSA_S1236_12725_Date available 2/23/2022 9:42, Printed 04/13/2022

DENSITY CALCULATIONS

ZONING OF PROPERTY	
DR 16	0.039
DR3.5	25.135
DR2	34.282
BL/BL AS	6.748
ACREAGE, GROSS AND NET, PER ZONING REQUIREMENTS	58.16 AC.±
DENSITY PERMITTED	208.45 UNITS
DENSITY PROPOSED	189 UNITS
OPEN SPACE REQUIRED	189,000 SQ.FT.
OPEN SPACE PROVIDED	84,655 SQ.FT.
PARKING SPACES REQUIRED = __ UNITS x 2 PER UNIT = A x 30% = B + A =	445 SPACES
PARKING SPACES PROVIDED	529 SPACES

OPEN SPACE REQUIREMENTS		
TOTAL RESIDENTIAL DEVELOPMENT (NET)	188	
CALCULATIONS	SQUARE FEET	ACREAGE
OPEN SPACE REQUIRED AS LISTED BELOW	188,000	4.34
OPEN SPACE PROVIDED	88,655	2.04
OPEN SPACE BALANCE	(99,345	2.30
REC-RELATED COST (SEE LIST BELOW EXAMPLE)	$802,214.95	
PRIVATE AMENITIES	COST ESTIMATE	1/2 RELATED COST TOTAL COST
1" NATURAL MULCH TRAIL	$20,000.00/MI	$10,214.97/MI
8' MACADAMIA HIGH PATH	$150,000.00/MI	$76,538.00/MI
PAVILION	$105,174.00	$53,700.00/EA
TREE REMOVAL AND CONSTRUCTION	$120,000.00/EA	$78,000.00/EA
SIGNAGE, BENCHES, TRASH RECEPTACLE	$7,125.00	24,237.25
BIKE RACKS	$1,375.00	$1,050.00
TOTAL		$802,214.95
FINAL CALCULATIONS		
REQUIRED REC-RELATED		$802,214.95
PROVIDED AMENITY COST		$212,237.25
FINAL AMOUNT REQUIRED		3.3.75

OPENSPACE TABLE (PER PHASE)

	PHASE 1	PHASE 2	PHASE 3	TOTAL
N.UMBER OF LOTS	56	76	57	189
OPENSPACE REQUIRED (SQ FT)	56,000	76,000	57,000	189,000
OPENSPACE PROVIDED (SQ FT)	0	0	88,655	88,655

OPEN SPACE NOTES:

1. AN OPEN SPACE WAIVER / FEE-IN-LIEU OF $352,210.95 WAS APPROVED ON NOVEMBER 2, 2018.
2. OPEN SPACE FEE-IN-LIEU WAS PAID ON 02-02-2022.
3. SECURITY IN THE AMOUNT OF $352,287.20 (BASED ON PRELIMINARY OPEN SPACE AMENITY COST ESTIMATES) SHOWN ON FIRST REFINED DEVELOPMENT PLAN-SHEET 1 OF 6- APPROVED 8-15-2021,) SHALL BE POSTED PRIOR TO ISSUANCE OF A BUILDING PERMIT TO ASSURE COMPLETION OF THE PROPOSED ON-SITE OR OFF-SITE AMENITY (IMPROVEMENTS). (PER BALTIMORE COUNTY MARYLAND CODE OF ORDINANCE ARTICLE 32-6-108 OPEN SPACE) THE FEE SHALL BE REDUCE 100 PERCENT OF VERIFIED COST OF ANY OUTDOOR PUBLIC AMENITY PROVIDED ON-SITE OR OFF-SITE AND 60 PERCENT OF VERIFIED COST OF ANY OUTDOOR PRIVATE AMENITY PROVIDED ON-SITE OR OFF-SITE. THE FEE MAY NOT BE REDUCED FOR ANY INDOOR AMENITY PROVIDED ON-SITE OR OFF-SITE.

SECURITY BALANCE AFTER AMENITY REDUCTIONS, SHALL BE AN ADDITIONAL FEE-IN-LIEU AMOUNT PAID TO BALTIMORE COUNTY, MARYLAND.

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (AC.) *
CHESAPEAKE BAY CRITICAL AREA EASEMENT	1	6.664
DRAINAGE AND UTILITY EASEMENT	4	1.431
HIGHWAY RIGHT-OF-WAY	2	0.820
STORMWATER MANAGEMENT EASEMENT	6	0.473

* NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total area shown in the table may be approximate.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C28	3°50'40"	1,000.00'	67.11'	S 19°09'55" E	67.10'	33.60'
C29	90°00'00"	55.00'	86.39'	S 19°00'00" E	77.78'	55.00'
C30	8°00'00"	1,000.00'	139.63'	N 59°00'00" E	139.52'	69.99'
C31	3°00'00"	1,000.00'	52.36'	N 58°00'00" E	52.35'	26.18'
C32	7°00'00"	1,000.00'	122.17'	N 54°00'00" E	122.09'	61.18'
C33	19°58'00"	1,000.00'	348.52'	N 37°00'00" E	346.78'	176.00'
C34	90°00'00"	55.00'	86.39'	S 19°00'00" E	77.78'	55.00'
C35	90°00'00"	55.00'	86.39'	S 19°00'00" E	77.78'	55.00'
C36	33°00'00"	55.00'	31.68'	S 39°00'00" E	31.24'	16.31'
C37	64°37'00"	55.00'	62.03'	S 24°29'30" E	58.79'	35.00'

COORDINATE TABLE

Point	Northing	Easting
1	602,000.000	1,470,000.000
2	602,000.000	1,470,000.000
3	602,000.000	1,470,000.000
4	602,000.000	1,470,000.000
5	602,000.000	1,470,000.000
6	602,000.000	1,470,000.000
7	602,000.000	1,470,000.000
8	602,000.000	1,470,000.000
9	602,000.000	1,470,000.000
10	602,000.000	1,470,000.000
11	602,000.000	1,470,000.000
12	602,000.000	1,470,000.000
13	602,000.000	1,470,000.000
14	602,000.000	1,470,000.000
15	602,000.000	1,470,000.000
16	602,000.000	1,470,000.000
17	602,000.000	1,470,000.000
18	602,000.000	1,470,000.000
19	602,000.000	1,470,000.000
20	602,000.000	1,470,000.000
21	602,000.000	1,470,000.000
22	602,000.000	1,470,000.000
23	602,000.000	1,470,000.000
24	602,000.000	1,470,000.000
25	602,000.000	1,470,000.000
26	602,000.000	1,470,000.000
27	602,000.000	1,470,000.000

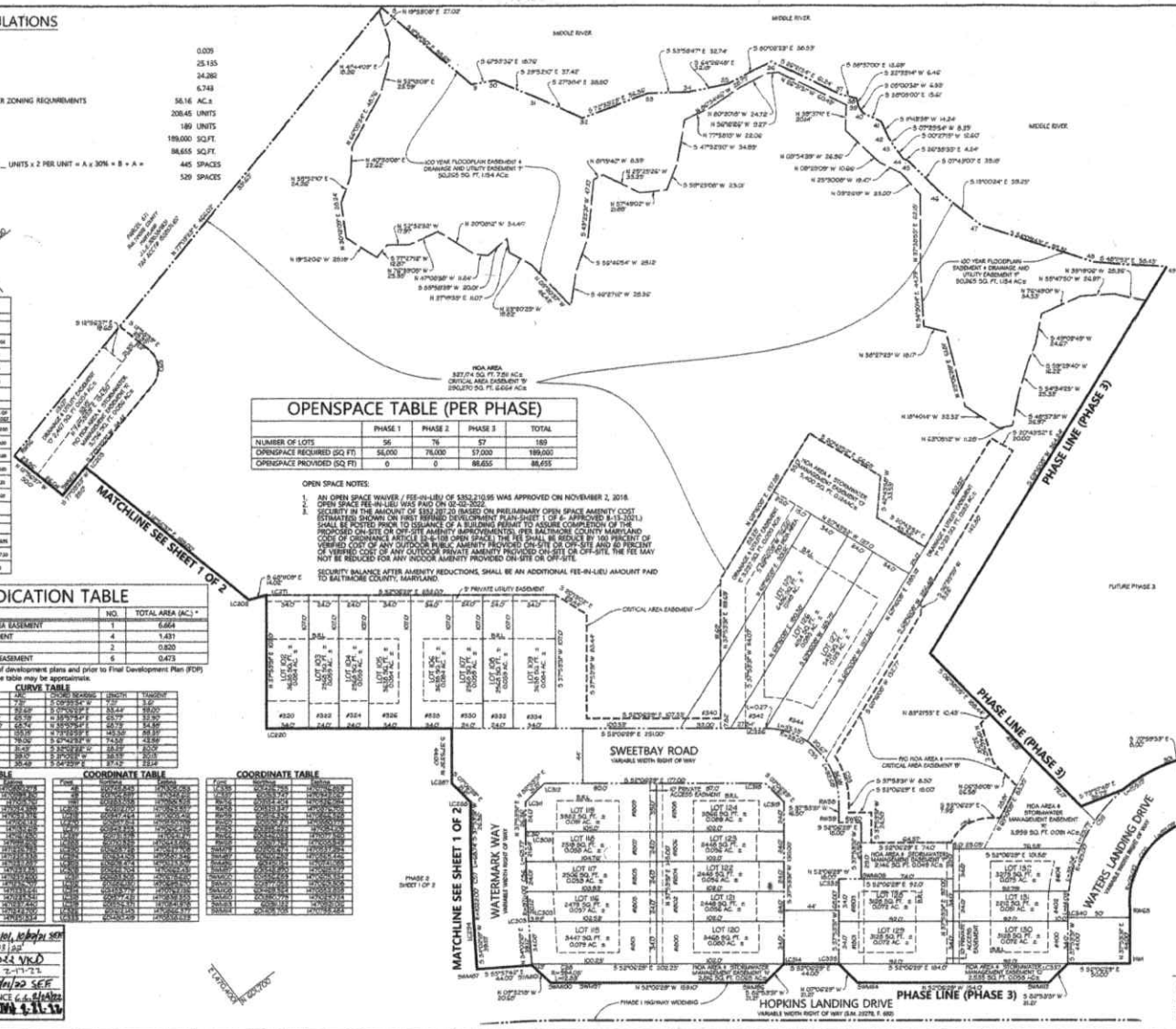
COORDINATE TABLE

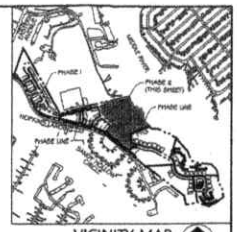
Point	Northing	Easting
28	602,000.000	1,470,000.000
29	602,000.000	1,470,000.000
30	602,000.000	1,470,000.000
31	602,000.000	1,470,000.000
32	602,000.000	1,470,000.000
33	602,000.000	1,470,000.000
34	602,000.000	1,470,000.000
35	602,000.000	1,470,000.000
36	602,000.000	1,470,000.000
37	602,000.000	1,470,000.000
38	602,000.000	1,470,000.000
39	602,000.000	1,470,000.000
40	602,000.000	1,470,000.000
41	602,000.000	1,470,000.000
42	602,000.000	1,470,000.000
43	602,000.000	1,470,000.000
44	602,000.000	1,470,000.000
45	602,000.000	1,470,000.000
46	602,000.000	1,470,000.000
47	602,000.000	1,470,000.000

COORDINATE TABLE

Point	Northing	Easting
LC350	602,000.000	1,470,000.000
LC351	602,000.000	1,470,000.000
RW50	602,000.000	1,470,000.000
RW51	602,000.000	1,470,000.000
RW52	602,000.000	1,470,000.000
RW53	602,000.000	1,470,000.000
RW54	602,000.000	1,470,000.000
RW55	602,000.000	1,470,000.000
RW56	602,000.000	1,470,000.000
RW57	602,000.000	1,470,000.000
RW58	602,000.000	1,470,000.000
RW59	602,000.000	1,470,000.000
RW60	602,000.000	1,470,000.000
RW61	602,000.000	1,470,000.000
RW62	602,000.000	1,470,000.000
RW63	602,000.000	1,470,000.000
RW64	602,000.000	1,470,000.000

P.W.A.COMPLETED (5/2/01, 10/30/01 SEF)
ZONING (GH/395-91/01/00)
DEV. DESIGN 2/23/2022 VKD
DEV. ENGINEER MLV 2-17-22
STREETS, NUMBERING 3/1/22 SEF
REAL ESTATE COMPLIANCE C.S. 2/24/22
PARKS & RECREATION JWK 2.21.22





VICINITY MAP

SCALE: 1"=1000'

GENERAL NOTES:

1. 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 WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENT, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORMWATER 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 UPON, 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 POND(S), UTILITY LINES AND FACILITIES, AND STORMWATER 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.
2. 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.
3. 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.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
7. THE PARTIAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 12/27/2021.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND THE FOREST CONSERVATION EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
10. ANY FOREST BUFFER EASEMENT AND ANY 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.
11. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CRITICAL AREA EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
12. ANY CRITICAL AREA 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.
13. 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.
14. 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.
15. THIS SITE IS LOCATED IN THE MIDDLE RIVER SEWERSHED.
16. H.O.A. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
17. 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 32-3-310 AND 32-4-311. 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.
18. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF THE MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
19. 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 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).
20. A FOREST CONSERVATION SPECIAL VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON DECEMBER 7, 2017 TO ALLOW FOR THE REMOVAL OF TWO SPECIMEN TREES ON THIS PROJECT SITE. MITIGATION WAS PROVIDED BY MEETING ALL FOREST CONSERVATION REQUIREMENTS AS OUTLINED ON THE FOREST CONSERVATION PLAN FOR THE PROJECT. "ON JULY 13, 2018, AN ALTERNATIVES ANALYSIS WAS REVIEWED AND APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY IN ACCORDANCE WITH BALTIMORE COUNTY CODE ARTICLE 33, TITLE 3, PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS. THE ANALYSIS REQUIRED IN THE APPROVED FOREST BUFFER IMPACTS FOR THE WIDENING OF HOPKINS LANDING DRIVE TO PROVIDE SAFE AND ADEQUATE ACCESS FOR THE WATER'S LANDING DEVELOPMENT. CONDITIONS, INCLUDING PURCHASING CREDITS IN A FOREST BUFFER MITIGATION BANK, WERE PLACED ON THIS ALTERNATIVES ANALYSIS TO REDUCE WATER QUALITY IMPACTS".

21. THE FIRST REFINED DEVELOPMENT PLAN FOR WATERS LANDING PUD WAS APPROVED ON 12/3/21

Filed for record
Date MAR 02 2022
Time 9:00 A.M.
Clerk

APPROVAL RECORDING STAMP

PLAT 2 OF 2 (PHASE 2)

WATER'S LANDING PUD

A RESUBDIVISION OF PART OF PARCEL A AS SHOWN ON PLATS 1 OF 3 & 2 OF 3 ENTITLED WATER'S LANDING AT MIDDLE RIVER RECORDED IN PLAT BOOK J.L.E. 79, PAGE 533 AND 534 DATED 07-19-2015

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
DATE:02-14-2022

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 40'

PAI # 15-0966

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:

COB: 3/2/22
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. DATE

APPROVED: 3/1/22
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. DATE

0000311

OWNER/DEVELOPER

RM WATERS LANDING LLC
2410 EVERGREEN RS
GAMBRILLS MD 21054
SUITE 104
(443) 332-6304

DEED REFERENCE: 37477/0242
TAX ACCT.#: 2500013048
TAX MAP 90, GRID 00, PARCEL 1272

COORDINATES AND BEARINGS SHOWN ON THE PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83/2011, AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS:

DESIGNATION	NORTH(MeT)	EAST(MeT)	PID
GIS 14	620648.392	1480754.691	AC7697
GIS 73	604607.526	1485677.197	AE8983

OWNER'S CERTIFICATE

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 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH; INSOFAR AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

RM WATERS LANDING LLC
JOSEPH G. BALDWIN, MANAGER
2/18/22 DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED 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 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 THIS PLAT AND THE SETTING OF THE MARKERS.

MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21226
2-19-22 DATE
EXPIRATION DATE: 01/19/2023

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PARTIAL DEVELOPMENT PLAN DATED 12-27-2021 AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAT, PURSUANT TO THAT APPROVED PARTIAL DEVELOPMENT PLAN.

DMW
DART McCUNE WALKER INC
601 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

COMPUTED: C.S. DRAWN: C.S. CHECKED: M.D.M. J.O. # 01063.J0

P246606

MSA S1236-12725-2

BALTIMORE COUNTY CIRCUIT COURT (Subdivision Plats, BA) Plat Book JLE 80, p. 1-4, MSA_S1236_12726. Date available 2022/03/02. Printed 04/03/2022.

COORDINATE TABLE

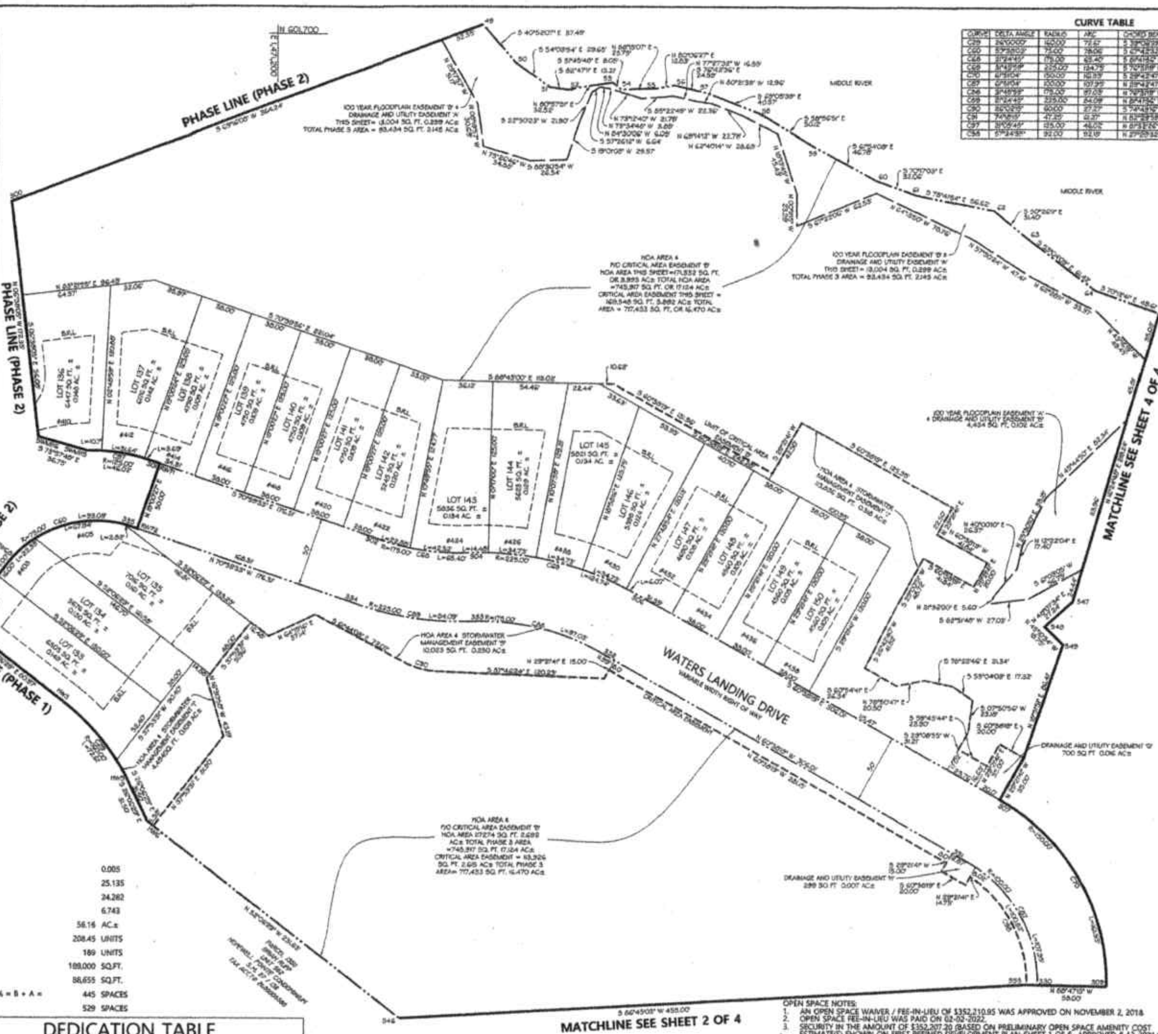
Point	Northing	Easting
49	601706.697	1471548.612
50	601675.544	1471579.146
51	[illegible]	[illegible]
52	[illegible]	[illegible]
53	[illegible]	[illegible]
54	[illegible]	[illegible]
55	[illegible]	[illegible]
57	[illegible]	[illegible]
56	[illegible]	[illegible]
59	[illegible]	[illegible]
60	[illegible]	[illegible]
61	[illegible]	[illegible]
62	[illegible]	[illegible]
63	[illegible]	[illegible]
64	[illegible]	[illegible]
65	[illegible]	[illegible]
547	[illegible]	[illegible]
546	[illegible]	[illegible]
548	[illegible]	[illegible]
549	[illegible]	[illegible]
307	[illegible]	[illegible]
308	[illegible]	[illegible]
309	[illegible]	[illegible]
304	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
HW4	[illegible]	[illegible]
HW3	[illegible]	[illegible]
HW2	[illegible]	[illegible]
HW1	[illegible]	[illegible]
RW62	[illegible]	[illegible]
RW72	[illegible]	[illegible]
RW71	[illegible]	[illegible]
SWM	[illegible]	[illegible]
SWM	[illegible]	[illegible]
300	[illegible]	[illegible]
500	[illegible]	[illegible]
332	[illegible]	[illegible]
333	[illegible]	[illegible]
334	[illegible]	[illegible]

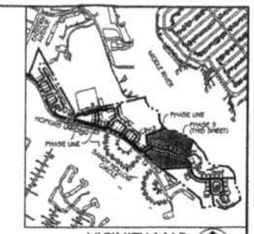
CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C29	26°00'00"	160.00	72.67	S 39°08'19" E	71.98	36.94
C60	57°35'03"	75.00	78.06	S 67°42'32" W	74.58	42.99
C65	21°24'41"	175.00	65.40	S 81°41'42" E	65.02	33.08
C66	31°43'59"	225.00	124.75	S 70°31'19" E	123.15	64.07
C70	61°51'04"	150.00	161.93	S 39°42'47" E	154.15	89.50
C87	61°51'04"	100.00	107.95	N 39°42'47" W	102.78	59.91
C88	31°45'59"	175.00	97.03	N 70°31'19" W	95.79	49.79
C89	21°24'45"	225.00	84.09	N 81°41'42" W	83.60	42.54
C90	26°02'15"	60.00	27.27	S 74°41'16" E	27.03	13.87
C91	74°18'17"	47.25	61.27	N 52°29'58" W	57.07	35.80
C97	21°05'45"	125.00	46.02	N 61°31'20" W	45.76	23.28
C98	57°24'58"	92.00	92.19	N 27°29'32" W	88.37	50.38

OPEN SPACE REQUIREMENTS

TOTAL RESIDENTIAL DEVELOPMENT UNITS	189	
CALCULATIONS	SQUARE FEET	ACREAGE
OPEN SPACE REQUIRED AT 1,000 SF/UNIT	189,000	4.34
OPEN SPACE PROVIDED	88,655	2.04
OPEN SPACE BALANCE	100,345	2.30
FEE-IN-LIEU COST ($3,510/SF/OS BALANCE)	$352,210.95	
PRIVATE AMENITIES	COST ESTIMATE	AT 60% OF TOTAL COST
5' NATURAL MULCH TRAIL	[illegible]	[illegible]
5' MACADAM ADA PATH	[illegible]	[illegible]
PAVILION	[illegible]	[illegible]
PIER REMOVAL AND CONSTRUCTION	[illegible]	[illegible]
SIGNAGE, BENCHES, TRASH RECEPTACLE	[illegible]	[illegible]
BIKE RACKS	[illegible]	[illegible]
TOTAL	$352,207.20	
FINAL CALCULATIONS		
REQUIRED FEE-IN-LIEU	$352,210.95	
PROVIDED AMENITY COST	$352,207.20	
FINAL AMOUNT REQUIRED	$3.75	





VICINITY MAP
SCALE: 1"=1000'

MARYLAND COORDINATE SYSTEM (NAD83-1991)

GENERAL NOTES:

1. 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 WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENT, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORMWATER 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 STORMWATER 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.
2. 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.
3. 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.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
7. THE PARTIAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 2/1/2022.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CRITICAL AREA EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
10. ANY CRITICAL AREA 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.
11. 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.
12. 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.
13. THIS SITE IS LOCATED IN THE MIDDLE RIVER SEWERSHED.
14. H.O.A. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. 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 32-4-310 AND 32-4-311. 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.
16. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF THE MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
17. 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 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).
18. A FOREST CONSERVATION SPECIAL VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON DECEMBER 7, 2017 TO ALLOW FOR THE REMOVAL OF TWO SPECIMEN TREES ON THIS PROJECT SITE. MITIGATION WAS PROVIDED BY MEETING ALL FOREST CONSERVATION REQUIREMENTS AS OUTLINED ON THE FOREST CONSERVATION PLAN FOR THE PROJECT. "ON JULY 13, 2018, AN ALTERNATIVES ANALYSIS WAS REVIEWED AND APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY IN ACCORDANCE WITH BALTIMORE COUNTY CODE, ARTICLE 33, TITLE 3, PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS. THE ANALYSIS RESULTED IN THE APPROVAL OF FOREST BUFFER IMPACTS FOR THE WIDENING OF HOPKINS LANDING DRIVE TO PROVIDE SAFE AND ADEQUATE ACCESS FOR THE WATERS LANDING DEVELOPMENT. CONDITIONS, INCLUDING PURCHASING CREDITS IN A FOREST BUFFER MITIGATION BANK, WERE PLACED ON THIS ALTERNATIVES ANALYSIS TO REDUCE WATER QUALITY IMPACTS."
19. THE FIRST REFINED DEVELOPMENT PLAN FOR WATERS LANDING PUD WAS APPROVED ON 8/13/21

DENSITY CALCULATIONS

ZONING OF PROPERTY	
DR 16	0.005
DR3.5	25.135
DR2	24.282
BL/BL AS	6.743
ACREAGE, GROSS AND NET, PER ZONING REQUIREMENTS	56.16 AC.±
DENSITY PERMITTED	208.45 UNITS
DENSITY PROPOSED	189 UNITS
OPEN SPACE REQUIRED	189,000 SQ.FT.
OPEN SPACE PROVIDED	88,655 SQ.FT.
PARKING SPACES REQUIRED = _ UNITS x 2 PER UNIT = A x 20% = B + A =	445 SPACES
PARKING SPACES PROVIDED	529 SPACES

P.W.A. COMPLETED 15210, 10/20/21 SEF
ZONING GH 3/03/22
DEV. DESIGN VKD 2/23/2022
DEV. ENGINEER mbv 2-17-22
STREETS, NUMBERING 3/01/22 SEF
REAL ESTATE COMPLIANCE C.C. 2/22/22
PARKS & RECREATION [illegible]

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (AC.) *
CRITICAL AREA EASEMENT	2	6.731
DRAINAGE AND UTILITY EASEMENT	4	0.424
HIGHWAY RIGHT-OF-WAY	1	0.912
STORMWATER MANAGEMENT EASEMENT	3	0.651
100 YEAR FLOODPLAIN EASEMENT	2	0.401

* NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total area shown in the table may be approximate.

OPENSPACE TABLE (PER PHASE)

	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF LOTS	56	76	57	189
OPENSPACE REQUIRED (SQ FT)	56,000	76,000	57,000	189,000
OPENSPACE PROVIDED (SQ FT)	0	0	88,655	88,655

OPEN SPACE NOTES:

1. AN OPEN SPACE WAIVER / FEE-IN-LIEU OF $352,210.95 WAS APPROVED ON NOVEMBER 2, 2018
2. OPEN SPACE FEE-IN-LIEU WAS PAID ON 02-02-2022.
3. SECURITY IN THE AMOUNT OF $352,207.20 (BASED ON PRELIMINARY OPEN SPACE AMENITY COST ESTIMATES) SHOWN ON FIRST REFINED DEVELOPMENT PLAN-SHEET 1 OF 6- APPROVED 8-13-2021.) SHALL BE POSTED PRIOR TO ISSUANCE OF A BUILDING PERMIT TO ASSURE COMPLETION OF THE PROPOSED ON-SITE OR OFF-SITE AMENITY IMPROVEMENTS. (PER BALTIMORE COUNTY MARYLAND CODE OF ORDINANCE ARTICLE 32-6-108 OPEN SPACE) THE FEE SHALL BE REDUCE BY 100 PERCENT OF VERIFIED COST OF ANY OUTDOOR PUBLIC AMENITY PROVIDED ON-SITE OR OFF-SITE AND 60 PERCENT OF VERIFIED COST OF ANY OUTDOOR PRIVATE AMENITY PROVIDED ON-SITE OR OFF-SITE. THE FEE MAY NOT BE REDUCED FOR ANY INDOOR AMENITY PROVIDED ON-SITE OR OFF-SITE. SECURITY BALANCE AFTER AMENITY REDUCTIONS, SHALL BE AN ADDITIONAL FEE-IN-LIEU AMOUNT PAID TO BALTIMORE COUNTY, MARYLAND.
4. OPEN SPACE AREAS THAT OVERLAP THE CRITICAL AREA EASEMENT ARE SUBJECT TO A CRITICAL AREA EASEMENT DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND ALL APPLICABLE STATE MANDATED CRITICAL AREA REQUIREMENTS.
5. HOA OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
6. THE DESIGN, CONSTRUCTION AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

APPROVAL RECORDING STAMP

Filed for record
JLE LIBER 80 FOLIO 001
MAR 02 2022
Test: Julie L. Ensor, Clerk

12 - Plat Fee -
Subdivision
Subdivision Name: WATER'S LANDING PUD
Ref: 80 - 01
Total:
03/02/2022 [illegible]
#[illegible]
Baltimore County/CC03.01.12 - Register 13

PLAT 1 OF 4 (PHASE 3)

WATER'S LANDING PUD

A RESUBDIVISION OF PART OF PARCEL A AS SHOWN ON PLATS 1 OF 3 & 2 OF 3 ENTITLED WATER'S LANDING AT MIDDLE RIVER RECORDED IN PLAT BOOK JLE 79, PAGE 533 AND 534 DATED 07-13-2015

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
DATE: 02-14-2022

BALTIMORE COUNTY, MARYLAND

SCALE: 1" = 40'

PAI # 15-0966

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:

FOR: [signature] DEV. MGR. 3/2/22
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. DATE

APPROVED: [signature] 3/1/22
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. DATE

OWNER/DEVELOPER
RM WATERS LANDING LLC
2410 EVERGREEN RS
GAMBRILLS MD 21054
SUITE 104
(443) 332-6304

DEED REFERENCE: 37477/0242
TAX ACCT.#: 2500013048
TAX MAP 90, GRID 00,
PARCEL 1272

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM (NAD 83/91) AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS:

DESIGNATION	NORTH(FT)	EAST(FT)	PID
GS 14	[illegible]	[illegible]	[illegible]
GS 73	[illegible]	[illegible]	[illegible]

OWNER'S CERTIFICATE
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 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.
[signature] 2/15/22
RM WATERS LANDING LLC
JOSEPH A. BALDWIN, MANAGER DATE

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED 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 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 THIS PLAT AND THE SETTING OF THE MARKERS.
[signature] 2-15-22
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR DATE
MARYLAND REGISTRATION NO. 21235 EXPIRATION DATE: 01/19/2023

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PARTIAL DEVELOPMENT PLAN DATED 2-14-22, AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAT, PURSUANT TO THAT APPROVED PARTIAL DEVELOPMENT PLAN.

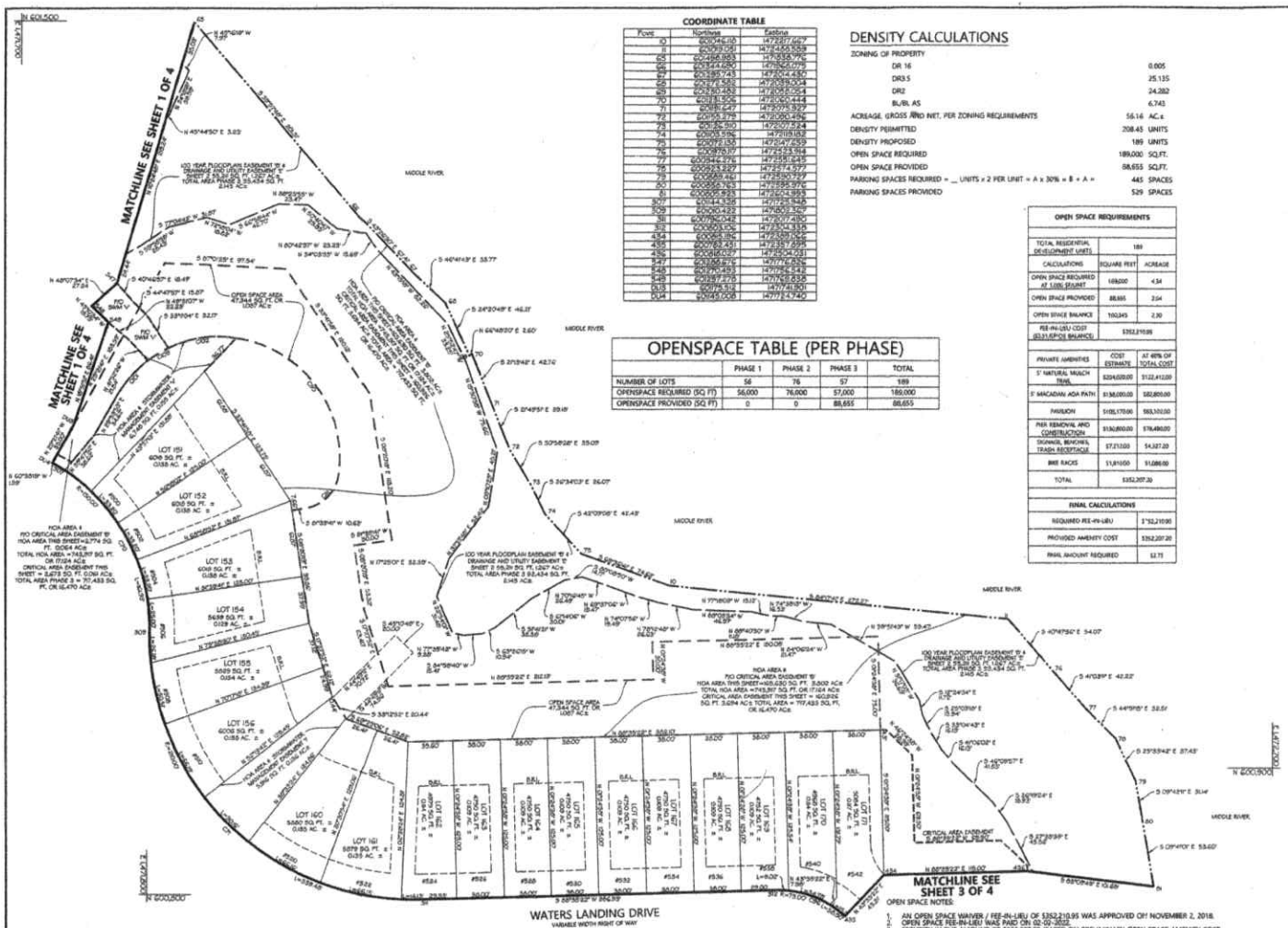
DMW
DAFT McCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

COMPUTED: C.S. DRAWN: C.S. CHECKED: M.D.M. J.O. # 01063.J0

D000311

P246607

MSA S1236-12726-1



COORDINATE TABLE

Point	Northing	Easting
10	601346.10	1472287.669
11	601319.05	1472488.559
65	601466.863	1472538.795
66	601414.080	1472620.079
67	601385.743	1472704.430
68	601347.582	1472808.004
69	601310.262	1472892.064
70	601281.906	1472966.444
71	601181.647	1472994.327
72	601155.278	1473080.496
73	601126.910	1473209.524
74	601053.596	1473318.183
75	601073.130	1473347.659
76	601070.317	1473353.594
77	601047.671	1473353.215
78	601023.327	1473357.577
79	601009.461	1473390.787
80	601056.163	1473395.976
81	601095.923	1473404.993
307	601144.336	1473416.545
309	601040.423	1473403.347
311	601078.042	1473377.480
312	601083.106	1473364.335
434	600951.194	1473364.545
435	600953.451	1473351.695
436	600860.097	1473347.021
537	600856.871	1473174.535
538	600790.493	1473162.542
539	600897.770	1473162.835
013	600913.318	1473162.931
014	601149.008	1473162.740

DENSITY CALCULATIONS

ZONING OF PROPERTY	
DR 16	0.005
DR3.5	25.135
DR2	24.282
BLBL AS	6.743
ACREAGE, GROSS AND NET, PER ZONING REQUIREMENTS	56.16 AC.±
DENSITY PERMITTED	208.45 UNITS
DENSITY PROPOSED	189 UNITS
OPEN SPACE REQUIRED	189,000 SQ.FT.
OPEN SPACE PROVIDED	88,655 SQ.FT.
PARKING SPACES REQUIRED = __ UNITS x 2 PER UNIT = A x 30% = B + A =	445 SPACES
PARKING SPACES PROVIDED	529 SPACES

OPEN SPACE REQUIREMENTS

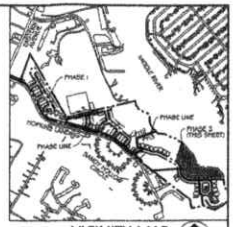
TOTAL RESIDENTIAL DEVELOPMENT UNITS	189	
CALCULATIONS	SQUARE FEET	ACREAGE
OPEN SPACE REQUIRED AT 1,000 SF/UNIT	189,000	4.34
OPEN SPACE PROVIDED	88,655	2.04
OPEN SPACE BALANCE	100,345	2.30
FEE-IN-LIEU COST ($35.15/SQ.FT. BALANCE)	$352,210.95	

PRIVATE AMENITIES	COST ESTIMATE	AT 40% OF TOTAL COST
5' NATURAL MULCH TRAIL	$204,000.00	$122,410.00
5' MACADAM ADA PATH	$138,000.00	$82,800.00
PAVILION	$105,170.00	$63,102.00
PIER REMOVAL AND CONSTRUCTION	$130,800.00	$78,480.00
SIGNAGE, BENCHES, TRASH RECEPTACLE	$72,120.00	$43,327.20
BIKE RACKS	$14,810.00	$8,886.00
TOTAL		$352,207.20

FINAL CALCULATIONS	
REQUIRED FEE-IN-LIEU	$352,210.95
PROVIDED AMENITY COST	$352,207.20
FINAL AMOUNT REQUIRED	$3.75

OPENSPACE TABLE (PER PHASE)

	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF LOTS	58	76	57	189
OPENSPACE REQUIRED (SQ FT)	56,000	76,000	57,000	189,000
OPENSPACE PROVIDED (SQ FT)	0	0	88,655	88,655



VICINITY MAP

SCALE 1"=1000'

GENERAL NOTES:

1. 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 WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENTS, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORMWATER 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, AND DOES HEREBY GRANT TO BALTIMORE COUNTY THE OBLIGATION TO ACCEPT 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 SUBDIVISION COMMISSION, 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 STORMWATER MANAGEMENT PONDS AND FACILITIES, AND FOR OTHER PUBLIC PURPOSES AS MAY BE DEEMED NECESSARY. THE PROPERTY SHOWN HEREON SHALL BE SUBJECT TO THE RIGHTS OF BALTIMORE COUNTY IN AND TO THE PROPERTY INTERESTS.
2. STREETS AND/OR ROADS SHOWN HEREON AND THE MINUTION 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.
3. 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.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
7. THE PARTIAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 2/14/2022.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CRITICAL AREA EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
10. ANY CRITICAL AREA 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.
11. 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.
12. 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.
13. THIS SITE IS LOCATED IN THE MIDDLE RIVER SEWERSHED.
14. H.O.A. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. 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 32-4-210 AND 32-4-311. 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.
16. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES, AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF THE MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
17. 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 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).
18. A FOREST CONSERVATION SPECIAL VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON DECEMBER 7, 2017 TO ALLOW FOR THE REMOVAL OF TWO SPECIMEN TREES ON THIS PROJECT SITE. MITIGATION WAS PROVIDED BY MEETING ALL FOREST CONSERVATION REQUIREMENTS AS OUTLINED ON THE FOREST CONSERVATION PLAN FOR THE PROJECT. ON JULY 13, 2018, AN ALTERNATIVES ANALYSIS WAS REVIEWED AND APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY IN ACCORDANCE WITH BALTIMORE COUNTY CODE, ARTICLE 33, TITLE 6, PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS. THE ANALYSIS RESULTED IN THE APPROVAL OF FOREST BUFFER IMPACTS FOR THE WIDENING OF HOPKINS LANDING DRIVE TO PROVIDE SAFE AND ADEQUATE ACCESS FOR THE WATERS LANDING DEVELOPMENT. CONDITIONS, INCLUDING PURCHASING CREDITS IN A FOREST BUFFER MITIGATION BANK, WERE PLACED ON THIS ALTERNATIVES ANALYSIS TO REDUCE WATER QUALITY IMPACTS.
19. THE FIRST REFINED DEVELOPMENT PLAN FOR WATERS LANDING PUD WAS APPROVED ON 8/13/21

OPEN SPACE NOTES:

1. AN OPEN SPACE WAIVER / FEE-IN-LIEU OF $352,210.95 WAS APPROVED ON NOVEMBER 2, 2018.
2. OPEN SPACE FEE-IN-LIEU WAS PAID ON 02-02-2022.
3. SECURITY IN THE AMOUNT OF $352,207.20 (BASED ON PRELIMINARY OPEN SPACE AMENITY COST ESTIMATES) SHOWN ON FIRST REFINED DEVELOPMENT PLAN-SHEET 1 OF 5, APPROVED 8-13-2021, SHALL BE POSTED PRIOR TO ISSUANCE OF A BUILDING PERMIT TO ASSURE COMPLETION OF THE PROPOSED ON-SITE OR OFF-SITE AMENITY IMPROVEMENT(S). (PER BALTIMORE COUNTY, MARYLAND CODE OF ORDINANCE ARTICLE 32-6-108 OPEN SPACE) THE FEE SHALL BE REDUCE BY 100 PERCENT OF VERIFIED COST OF ANY OUTDOOR PUBLIC AMENITY PROVIDED ON-SITE OR OFF-SITE AND 60 PERCENT OF VERIFIED COST OF ANY OUTDOOR PRIVATE AMENITY PROVIDED ON-SITE OR OFF-SITE. THE FEE MAY NOT BE REDUCED FOR ANY INDOOR AMENITY PROVIDED ON-SITE OR OFF-SITE. SECURITY BALANCE AFTER AMENITY REDUCTIONS, SHALL BE AN ADDITIONAL FEE-IN-LIEU AMOUNT PAID TO BALTIMORE COUNTY, MARYLAND.
4. OPEN SPACE AREAS THAT OVERLAP THE CRITICAL AREA EASEMENT ARE SUBJECT TO A CRITICAL AREA EASEMENT DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND ALL APPLICABLE STATE MANDATED CRITICAL AREA REQUIREMENTS.
5. HOA OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
6. THE DESIGN, CONSTRUCTION AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

Filed for record
JLE LIBER 80 FOLIO 002
Date MAR 02 2022
Test: Judith L. Evans
Clerk

APPROVAL RECORDING STAMP

LE - Plat Fee - Subdivision 1.00
Subdivision Name: WATER'S LANDING PUD
Ref. Bk - Pg
Total: 99.00
03/02/2022 09:47 CCBB:SA
0160304566 CCBB01 - Baltimore County/CCBB 01.13 - Register 03

PLAT 2 OF 4 (PHASE 3)

WATER'S LANDING PUD

A RESUBDIVISION OF PART OF PARCEL A AS SHOWN ON PLATS 1 OF 3 & 2 OF 3 ENTITLED WATER'S LANDING AT MIDDLE RIVER RECORDED IN PLAT BOOK J.L.E. 79, PAGE 533 AND 534 DATED 07-13-2015

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
DATE:02-14-2022

BALTIMORE COUNTY, MARYLAND

PAI # 15-0966

P.W.A.COMPLETED (5/2/01, 11/2/21 SEE
ZONING GR/DR 3.5 2/11/22
DEV. DESIGN VKD 2/23/2022
DEV. ENGINEER MDV 2-17-22
STREETS, NUMBERING 3/1/22 SEE
REAL ESTATE COMPLIANCE LL 3/10/22
PARKS & RECREATION JM 2-23-22

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C70	43°20'04"	150.00'	40.99'	S 29°42'47" E	154.68'	208.56'
C71	89°59'59"	20.00'	33.93'	S 45°00'04" E	30.57'	21.54'
C72	43°20'03"	75.00'	56.90'	N 29°42'48" E	57.40'	30.00'
C73	43°20'03"	55.00'	37.42'	N 29°42'48" E	37.42'	19.59'
C02	34°09'42"	93.34'	55.93'	N 69°24'47" E	55.09'	28.69'
C03	50°00'38"	93.34'	92.93'	S 54°54'47" W	90.04'	49.88'
C10	90°00'00"	20.00'	31.41'	S 24°47'55" E	28.28'	20.00'
C11	179°59'59"	31.00'	109.74'	S 44°53'53" W	62.00'	93.79'

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (AC.) *
CRITICAL AREA EASEMENT	1	3.755
STORMWATER MANAGEMENT EASEMENT	2	0.291
100 YEAR FLOODPLAIN EASEMENT	1	1.267
DRAINAGE AN UTILITY EASEMENT	1	1.267

* NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total area shown in the table may be approximate.

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:

FOR: DEV. MGR. 3/2/22
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS. DATE

APPROVED:
3/1/22
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. DATE

OWNER/DEVELOPER

RM WATERS LANDING LLC
2410 EVERGREEN RS
GAMBRILLS MD 21054
SUITE 104
(443) 332-6304

DEED REFERENCE: 37477/0242
TAX ACCT.#: 2500013048
TAX MAP 90, GRID 00,
PARCEL 1272

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83(1991), AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS:

DESIGNATION	NORTH(FT)	EASTING	PID
GPS 14	602486.392	1480514.891	AC7897
GPS 73	604807.526	1468377.197	AE5889

OWNER'S CERTIFICATE

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 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

RM WATERS LANDING LLC
JOSEPH G. BALDWIN, MANAGER
3/1/22 DATE

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED 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 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 THIS PLAT AND THE SETTING OF THE MARKERS.

MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR
MARYLAND REGISTRATION NO. 21326
2-16-22 DATE
EXPIRATION DATE: 01/19/2023

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PARTIAL DEVELOPMENT PLAN DATED 5/18-2/11, AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAT, PURSUANT TO THAT APPROVED PARTIAL DEVELOPMENT PLAN.

DMW
DAFT McCUNE WALKER, INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

COMPUTED: C.S. DRAWN: C.S. CHECKED: M.D.M. J.O. # 01063.J0

P246608

MSA S1236-12726-2

BALTIMORE COUNTY CIRCUIT COURT / Subdivision Plats: 3A, Plat Book JLE 80, p. 1-4, PGSL:S1236_12726 Date available: 2022/03/02, Printed: 06/13/2022

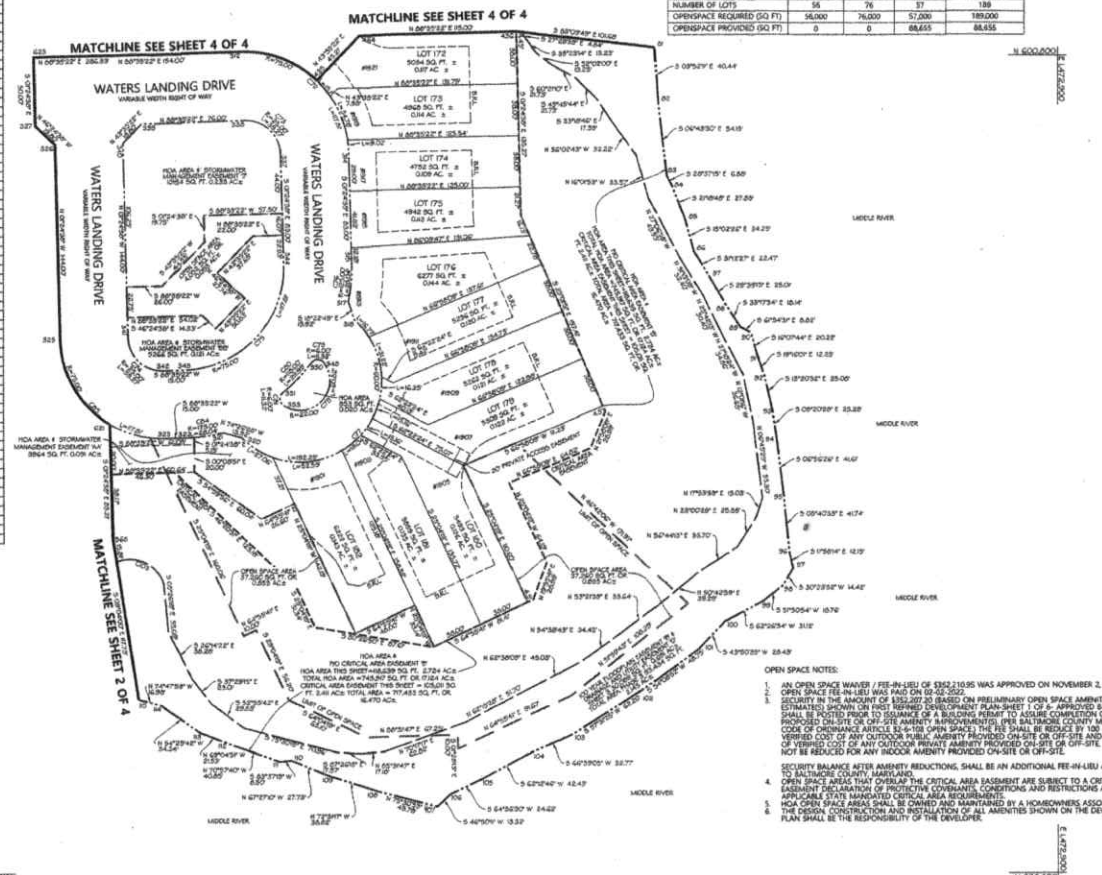
COORDINATE TABLE

Point	Northing	Easting
51	600602.923	1472634.998
52	600763.577	1472609.925
53	600767.797	1472608.639
54	600768.757	1472607.559
55	600767.772	1472537.497
56	600762.353	1472533.790
57	600757.137	1472545.43
58	600758.350	1472537.76
59	600763.330	1472537.740
90	600769.024	1472575.484
91	600776.598	1472601.8
92	600777.254	1472608.047
93	600780.254	1472609.334
94	600817.633	1472634.31
95	600916.367	1472639.339
96	600434.782	1472705.497
97	600422.883	1472706.807
98	600400.415	1472706.288
99	600380.625	1472693.840
100	600364.428	1472676.248
101	600363.363	1472674.205
102	600358.410	1472677.13
103	600302.205	1472644.673
104	600298.005	1472644.505
105	600293.245	1472647.045
106	600255.627	1472644.505
107	600248.974	1472645.586
108	600201.024	1472649.95
109	600172.664	1472653.193
110	600163.316	1472656.108
111	600157.371	1472657.465
112	600156.697	1472657.966
113	600154.864	1472659.304
114	600153.507	1472659.01
115	600127.719	1472658.04
326	600143.975	1472608.176
327	600143.350	1472606.108
425	600153.315	1472603.934
312	600153.316	1472534.135
434	600165.196	1472532.288
435	600163.451	1472537.088
436	600163.106	1472540.106
314	600159.976	1472550.0
315	600147.000	1472553.9
317	600068.125	1472557.745
318	600068.814	1472555.149
320	600069.041	1472552.451
321	600067.746	1472551.077
322	600068.960	1472250.551
323	600068.992	1472246.924
337	600128.144	1472337.76
326	600153.181	1472305.962
339	600167.580	1472283.08
340	600176.960	1472275.940
341	600192.953	1472259.466
342	600204.076	1472243.063
343	600218.942	1472233.330
344	600245.769	1472233.330

OPEN SPACE REQUIREMENTS

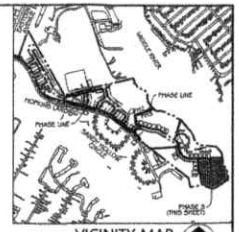
TOTAL RESIDENTIAL DEVELOPMENT UNITS	189	
CALCULATIONS	SQUARE FEET	ACREAGE
OPEN SPACE REQUIRED (@ 1,000 SQ.FT/UNIT)	189,000	4.34
OPEN SPACE PROVIDED	88,655	2.04
OPEN SPACE BALANCE	-100,345	-2.30
FEE-IN-LIEU COST ($35,212.09 / ACRE)	$80,212.09	
PRIVATE AMENITIES	COST ESTIMATE	AT 60% OF TOTAL COST
5' NATURAL MULCH TRAIL	$204,320.00	$122,412.00
5' MACADAM ADA PATH	$138,000.00	$82,800.00
PAVILION	$105,170.00	$63,102.00
PIER REMOVAL AND CONSTRUCTION	$130,000.00	$78,000.00
SIGNAGE, BENCHES, TRASH RECEPTACLE	$7,212.00	$4,327.20
BIKE RACKS	$1,810.00	$1,086.00
TOTAL	$1,152,207.20	
FINAL CALCULATIONS		
REQUIRED FEE-IN-LIEU	$352,210.95	
PROVIDED AMENITY COST	$282,207.20	
FINAL AMOUNT REQUIRED	$5.75	

P.W.A. COMPLETED 15200, 10/26/21 SGF
ZONING GH BGS 2/23/22
DEV. DESIGN VKD 2/23/2022
DEV. ENGINEER MLV 2-23-22
STREETS, NUMBERING 3/4/22 SGF
REAL ESTATE COMPLIANCE CL 3/8/22
PARKS & RECREATION JWD 2-22



OPENSPACE TABLE (PER PHASE)

	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF LOTS	56	76	57	189
OPENSPACE REQUIRED (SQ.FT)	56,000	76,000	57,000	189,000
OPENSPACE PROVIDED (SQ.FT)	0	0	88,655	88,655



VICINITY MAP
SCALE: 1"=1000'

OPEN SPACE NOTES:

1. AN OPEN SPACE WAIVER / FEE-IN-LIEU OF $352,210.95 WAS APPROVED ON NOVEMBER 2, 2018.
2. OPEN SPACE FEE-IN-LIEU WAS PAID ON 02-02-2022.
3. SECURITY IN THE AMOUNT OF $352,207.20 (BASED ON PRELIMINARY OPEN SPACE AMENITY COST ESTIMATES) SHOWN ON FIRST REFINED DEVELOPMENT PLAN-SHEET 1 OF 6- APPROVED 8-13-2021.) SHALL BE POSTED PRIOR TO ISSUANCE OF A BUILDING PERMIT TO ASSURE COMPLETION OF THE PROPOSED ON-SITE OR OFF-SITE AMENITY IMPROVEMENT(S). (PER BALTIMORE COUNTY MARYLAND CODE OF ORDINANCE ARTICLE 32-6-108 (OPEN SPACE). THE FEE SHALL BE REDUCE BY 100 PERCENT OF VERIFIED COST OF ANY OUTDOOR PUBLIC AMENITY PROVIDED ON-SITE OR OFF-SITE AND 60 PERCENT OF VERIFIED COST OF ANY OUTDOOR PRIVATE AMENITY PROVIDED ON-SITE OR OFF-SITE. THE FEE MAY NOT BE REDUCED FOR ANY INDOOR AMENITY PROVIDED ON-SITE OR OFF-SITE.

   SECURITY BALANCE AFTER AMENITY REDUCTIONS, SHALL BE AN ADDITIONAL FEE-IN-LIEU AMOUNT PAID TO BALTIMORE COUNTY, MARYLAND.
4. OPEN SPACE AREAS THAT OVERLAP THE CRITICAL AREA EASEMENT ARE SUBJECT TO A CRITICAL AREA EASEMENT DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS AND RESTRICTIONS AND ALL APPLICABLE STATE MANDATED CRITICAL AREA REQUIREMENTS.
5. HOA OPEN SPACE AREAS SHALL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION.
6. THE DESIGN, CONSTRUCTION AND INSTALLATION OF ALL AMENITIES SHOWN ON THE DEVELOPMENT PLAN SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.

GENERAL NOTES:

1. 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 WIDENINGS, SLOPE EASEMENTS, DRAINAGE AND UTILITY EASEMENTS, SIGHT LINE EASEMENTS, FIRE SUPPRESSION EASEMENTS, FOREST CONSERVATION AREAS IN FEE OR EASEMENT, ACCESS EASEMENTS, FOREST BUFFER AREAS IN FEE OR EASEMENT, CRITICAL AREA EASEMENT, LOCAL OPEN SPACE, GREENWAY AREAS IN FEE OR EASEMENT, STORMWATER MANAGEMENT AREAS, CONSERVANCY AREAS, AND ANY OTHER SIMILAR RIGHTS-OF-WAY OR PROPERTY INTERESTS. NO MATTER HOW INTITLED, EXCEPT FOR A THOROUGHFARE TO BE DEDICATED TO ALL 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 UNITS 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 STORMWATER 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.
2. 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.
3. 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.
4. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY BALTIMORE COUNTY.
5. THE INFORMATION SHOWN HEREON MAY BE SUPERSEDED BY A SUBSEQUENT OR AMENDED PLAT.
6. ADDITIONAL INFORMATION CONCERNING THIS PLAT MAY BE OBTAINED FROM THE BALTIMORE COUNTY DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS.
7. THE PARTIAL DEVELOPMENT PLAN FOR THE PROPERTY SHOWN ON THIS PLAT WAS APPROVED ON 8/14/2018.
8. THE OWNER/DEVELOPER WILL COMPLY WITH THE BEST MANAGEMENT PRACTICES ADOPTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY.
9. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE CRITICAL AREA EASEMENT EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AND SUSTAINABILITY.
10. ANY CRITICAL AREA 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.
11. 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.
12. 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.
13. THIS SITE IS LOCATED IN THE MIDDLE RIVER SEWERSHED.
14. H.O.A. OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
15. 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 32-4-110 AND 32-4-311. 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.
16. THE DEVELOPMENT AS PROPOSED WILL INCLUDE PROTECTIVE MEASURES ADEQUATE TO PREVENT EROSION OR SLOUGHING OF ANY STEEP SLOPES AS DEFINED BY SECTION 32-4-101 OF THE BALTIMORE COUNTY CODE AND PROMOTE THE PRESERVATION OF THE NATURAL TOPOGRAPHIC FEATURES OF THE STEEP SLOPE. THIS WILL BE ACHIEVED BY PROVIDING EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE REQUIREMENTS OF THE BALTIMORE COUNTY SOIL CONSERVATION DISTRICT AND THE CURRENT STATE OF THE MARYLAND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
17. OWNERS OF LOTS CONTAINING STORM WATER MANAGEMENT EASEMENTS / DRAINAGE AND UTILITY EASEMENTS SHALL GRANT TO AUTHORIZED BALTIMORE COUNTY PERSONNEL A RIGHT OF ENTRY FOR THE PURPOSE OF INSPECTION AND/OR MONITORING 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).
18. A FOREST CONSERVATION SPECIAL VARIANCE WAS GRANTED BY BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY ON DECEMBER 7, 2017 TO ALLOW FOR THE REMOVAL OF TWO SPECIMEN TREES ON THIS PROJECT SITE. MITIGATION WAS PROVIDED BY MEETING ALL FOREST CONSERVATION REQUIREMENTS AS OUTLINED ON THE FOREST CONSERVATION PLAN FOR THE PROJECT. ON JULY 13, 2018, AN ALTERNATIVES ANALYSIS WAS REVIEWED AND APPROVED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY IN ACCORDANCE WITH BALTIMORE COUNTY CODE, ARTICLE 33, TITLE 3. PROTECTION OF WATER QUALITY, STREAMS, WETLANDS AND FLOODPLAINS. THE ANALYSIS RESULTED IN THE APPROVAL OF FOREST BUFFER IMPACTS FOR THE WIDENING OF HORNING LANDING DRIVE TO PROVIDE SAFE AND EQUITABLE ACCESS FOR THE WATERS LANDING DEVELOPMENT. CONDITIONS, INCLUDING PURCHASING CREDITS IN A FOREST BUFFER MITIGATION BANK, WERE PLACED ON THIS ALTERNATIVES ANALYSIS TO REDUCE WATER QUALITY IMPACTS.
19. THE FIRST REVISED DEVELOPMENT PLAN FOR WATERS LANDING PUD WAS APPROVED on 8/15/21

Filed for record
JLR LIBER : 80 FOLIO 303
Date
MAR 02 2022
Test
Clerk

APPROVAL RECORDING STAMP

DENSITY CALCULATIONS

ZONING OF PROPERTY	
DR 16	0.005
DR3.5	25.135
DR2	24.282
BL/BL AS	6.743
ACREAGE, GROSS AND NET, PER ZONING REQUIREMENTS	56.16 AC.±
DENSITY PERMITTED	208.45 UNITS
DENSITY PROPOSED	189 UNITS
OPEN SPACE REQUIRED	189,000 SQ.FT.
OPEN SPACE PROVIDED	88,655 SQ.FT.
PARKING SPACES REQUIRED = __ UNITS x 2 PER UNIT + A x 30% + B + A =	445 SPACES
PARKING SPACES PROVIDED	529 SPACES

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	CHORD	LENGTH	TANGENT
C72	90°00'00"	75.00'	117.81'	N 40°38'13" E	106.07'	76.00'	75.00'
C73	90°00'00"	25.00'	39.27'	N 49°21'47" W	35.36'	25.00'	25.00'
C74	90°00'00"	25.00'	39.27'	N 40°38'13" E	35.36'	25.00'	25.00'
C75	90°00'00"	75.00'	117.81'	N 49°21'47" W	106.07'	76.00'	75.00'
C76	11°00'00"	125.00'	23.99'	N 70°05'04" W	23.96'	24.00'	12.04'
C77	103°49'54"	60.00'	108.69'	S 43°53'23" W	94.54'	95.00'	72.07'
C78	90°00'00"	25.00'	39.27'	S 49°21'47" W	35.36'	25.00'	25.00'
C79	0°59'01"	2.00'	0.03'	S 89°53'01" W	0.57'	0.57'	0.29'
C80	14°53'47"	56.00'	29.15'	S 43°53'23" W	28.99'	29.06'	14.67'
C81	0°59'01"	6.00'	1.03'	S 89°53'01" W	1.71'	1.71'	0.87'
C82	12°00'00"	125.00'	26.04'	S 83°09'49" W	27.98'	14.06'	
C83	90°00'00"	75.00'	117.81'	N 49°21'47" W	106.07'	76.00'	75.00'
C85	89°59'59"	18.00'	17.59'	N 44°38'13" E	15.84'	17.59'	

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (AC.) *
CRITICAL AREA EASEMENT	1	2.411
HIGHWAY RIGHT-OF-WAY	1	0.847
STORMWATER MANAGEMENT EASEMENT	3	0.445
100 YEAR FLOOD PLAIN EASEMENT	1	0.881
DRAINAGE AND UTILITY EASEMENT	1	0.691

* NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total area shown in the table may be approximate.

PLAT 3 OF 4 (PHASE 3)

WATER'S LANDING PUD

A RESUBDIVISION OF PART OF PARCEL A AS SHOWN ON PLATS 1 OF 3 & 2 OF 3 ENTITLED WATER'S LANDING AT MIDDLE RIVER RECORDED IN PLAT BOOK J.L.E. 78, PAGE 533 AND 534 DATED 07-13-2015

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
DATE:02-14-2022

BALTIMORE COUNTY, MARYLAND

PAI # 15-0966

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:

FOR: DEVELOPER
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS — DATE 3/2/22

APPROVED:
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY — DATE 3/1/22

OWNER/DEVELOPER
RM WATERS LANDING LLC
2410 EVERGREEN RS
GAMBRILLS MD 21054
SUITE 104
(443) 332-6304

DEED REFERENCE: 37477/0242
TAX ACCT.#: 2500013048
TAX MAP 90, GRID 00,
PARCEL 1272

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83(1991), AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS

DESIGNATION	NORTHING(FT)	EASTING(FT)	PID
GIS 14	620648.552	1489154.861	AC7697
GIS 73	604607.536	1486672.197	AE9988

OWNER'S CERTIFICATE
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 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH.-INSOFAR AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

RM WATERS LANDING LLC — DATE 2/15/22
JOSEPH G. BALDWIN, MANAGER

SURVEYOR'S CERTIFICATE
THE UNDERSIGNED, A REGISTERED 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 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 THIS PLAT AND THE SETTING OF THE MARKERS.

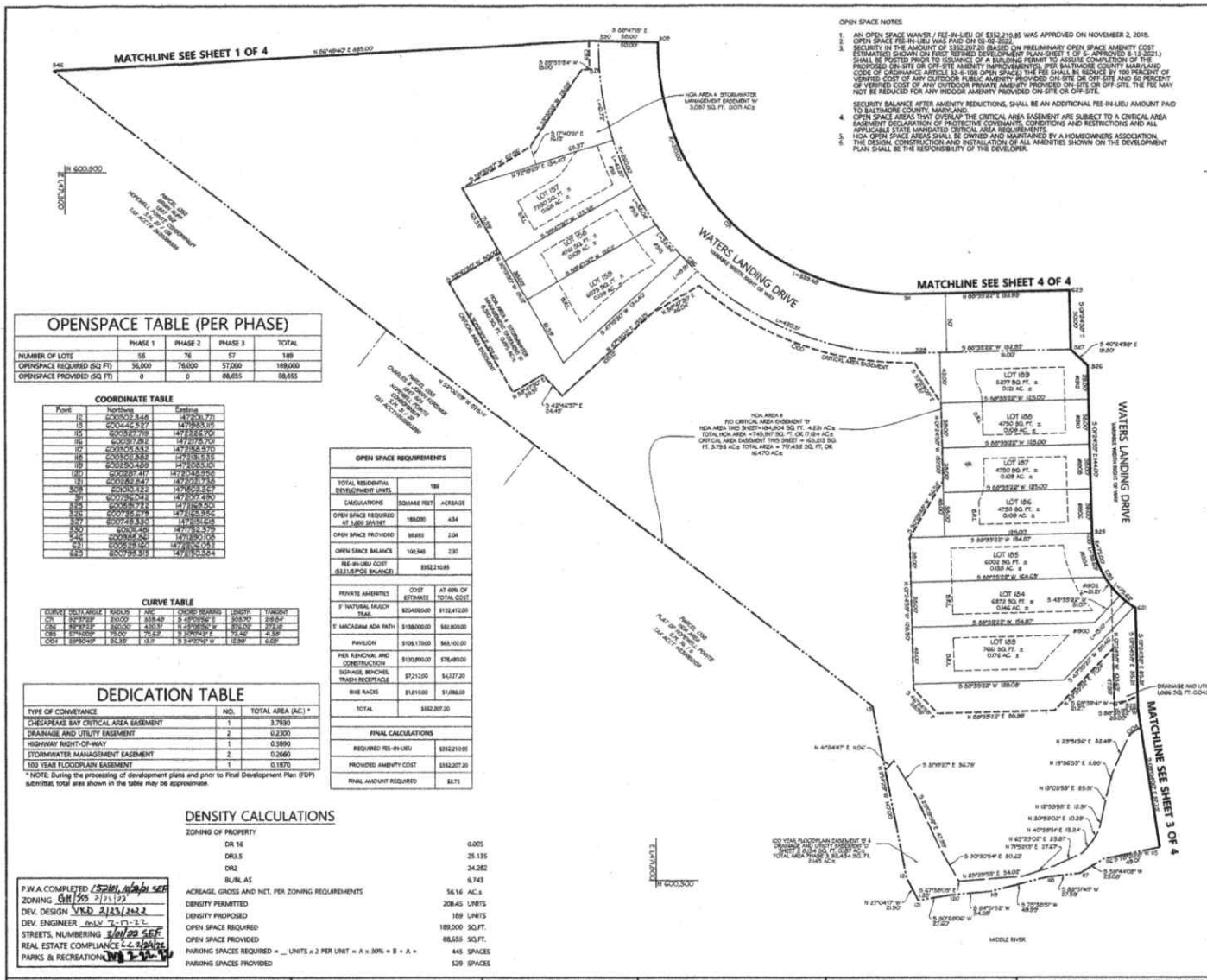
MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR — DATE 2-15-22
MARYLAND REGISTRATION NO. 21236 — EXPIRATION DATE: 01/19/2023

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PARTIAL DEVELOPMENT PLAN DATED 8-14-18 AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAT, PURSUANT TO THAT APPROVED PARTIAL DEVELOPMENT PLAN.

DMW
DAFT MCCUNE WALKER INC
501 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

COMPUTED: C.S. DRAWN: C.S. CHECKED: M.D.M. J.O. # 01063.J0

D000311 P246609 MSA S1236-12726-3



OPEN SPACE NOTES:

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2. OPEN SPACE FEE-IN-LIEU WAS PAID ON 02-02-2022.
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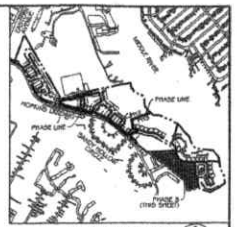

VICINITY MAP
SCALE: 1"=1000'

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19. THE FIRST REFINED DEVELOPMENT PLAN FOR WATERS LANDING PUD WAS APPROVED on 8/12/21

OPENSPACE TABLE (PER PHASE)

	PHASE 1	PHASE 2	PHASE 3	TOTAL
NUMBER OF LOTS	56	76	57	189
OPENSPACE REQUIRED (SQ FT)	56,000	76,000	57,000	189,000
OPENSPACE PROVIDED (SQ FT)	0	0	88,655	88,655

COORDINATE TABLE

Point	Northing	Easting
12	600602.346	1472630.771
13	600446.527	1472683.105
115	600327.719	1472726.701
116	600317.812	1472728.701
117	600305.532	1472732.570
118	600302.582	1472733.515
119	600300.459	1472733.515
120	600287.417	1472738.956
121	600282.547	1472739.76
308	600301.723	1472647.367
311	600275.043	1472637.490
323	600285.721	1472636.500
324	600295.279	1472635.395
327	600298.330	1472635.05
330	600298.48	1472633.79
542	600395.282	1472630.105
621	600398.104	1472630.242
623	600398.318	1472630.384

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD BEARING	LENGTH	TANGENT
C21	23°39'18"	20.00'	8.26	S 49°09'56" E	8.20'	2.09'
C26	59°37'23"	300.00'	312.31'	S 49°08'06" W	298.60'	172.08'
C85	27°42'09"	75.00'	36.24'	S 30°04'27" E	72.40'	18.50'
C104	89°50'49"	25.35'	39.73'	S 34°27'57" W	35.78'	25.29'

DEDICATION TABLE

TYPE OF CONVEYANCE	NO.	TOTAL AREA (AC.) *
CHESAPEAKE BAY CRITICAL AREA EASEMENT	1	3.7930
DRAINAGE AND UTILITY EASEMENT	2	0.2300
HIGHWAY RIGHT-OF-WAY	1	0.1890
STORMWATER MANAGEMENT EASEMENT	2	0.2660
100 YEAR FLOODPLAIN EASEMENT	1	0.1870

* NOTE: During the processing of development plans and prior to Final Development Plan (FDP) submittal, total area shown in the table may be approximate.

OPEN SPACE REQUIREMENTS

TOTAL RESIDENTIAL DEVELOPMENT UNITS	189	
CALCULATIONS	SQUARE FEET	ACREAGE
OPEN SPACE REQUIRED AT 1,000 SF/UNIT	188,000	4.34
OPEN SPACE PROVIDED	88,655	2.04
OPEN SPACE BALANCE	100,345	2.30
FEE-IN-LIEU COST ($3,51/SFOS BALANCE)	$352,210.95	

PRIVATE AMENITIES	COST ESTIMATE	AT 60% OF TOTAL COST
5' NATURAL MULCH TRAIL	$204,120.00	$122,472.00
5' MACADAM ADA PATH	$138,000.00	$82,800.00
PAVILION	$106,170.00	$63,102.00
PER REMOVAL AND CONSTRUCTION	$130,850.00	$78,510.00
SIGNAGE, BENCHES, TRASH RECEPTACLE	$7,212.00	$4,327.20
BIKE RACKS	$1,810.00	$1,086.00
TOTAL	$582,207.20	

FINAL CALCULATIONS

REQUIRED FEE-IN-LIEU	$352,210.95
PROVIDED AMENITY COST	$352,207.20
FINAL AMOUNT REQUIRED	$3.75

DENSITY CALCULATIONS

ZONING OF PROPERTY		
DR 16	0.005	
DR3.5	25.135	
DR2	24.282	
BL/BL AS	6.743	
ACREAGE, GROSS AND NET, PER ZONING REQUIREMENTS	56.16	AC.±
DENSITY PERMITTED	208.45	UNITS
DENSITY PROPOSED	189	UNITS
OPEN SPACE REQUIRED	189,000	SQ.FT.
OPEN SPACE PROVIDED	88,655	SQ.FT.
PARKING SPACES REQUIRED = __ UNITS x 2 PER UNIT = A x 30% = B + A =	445	SPACES
PARKING SPACES PROVIDED	529	SPACES

P.W.A. COMPLETED 1/5/2021, 10/26/21 SEF
ZONING GH/SDS 2/23/22
DEV. DESIGN VKD 2/23/2022
DEV. ENGINEER MKV 2-17-22
STREETS, NUMBERING 3/01/22 SEF
REAL ESTATE COMPLIANCE LL 2/24/22
PARKS & RECREATION

Filed for record
JLE LINER Clerk · 80 10LIO C04
MAR 02 2022
Test: Sylvia E. Lamb, Clerk

APPROVAL RECORDING STAMPS

PLAT 4 OF 4 (PHASE 3)

WATER'S LANDING PUD

A RESUBDIVISION OF PART OF PARCEL A AS SHOWN ON PLATS 1 OF 3 & 2 OF 3 ENTITLED WATER'S LANDING AT MIDDLE RIVER RECORDED IN PLAT BOOK J.L.E. 79, PAGE 533 AND 534 DATED 07-13-2015

15TH ELECTION DISTRICT
6TH COUNCILMANIC DISTRICT
DATE:02-14-2022

BALTIMORE COUNTY, MARYLAND

PAI # 15-0966

APPROVED BY THE DIRECTOR OF PERMITS, APPROVALS AND INSPECTIONS PURSUANT TO SECTION 32-4-272, BALTIMORE COUNTY CODE:

FOR: DEV. ENGR. 3/2/22
DIRECTOR OF DEPARTMENT OF PERMITS, APPROVALS AND INSPECTIONS — DATE

APPROVED: 3/1/22
DIRECTOR OF DEPARTMENT OF ENVIRONMENTAL PROTECTION AND SUSTAINABILITY. — DATE

OWNER/DEVELOPER

RM WATERS LANDING LLC
2410 EVERGREEN RS
GAMBRILLS MD 21054
SUITE 104
(443) 332-6304

DEED REFERENCE: 37477/0242
TAX ACCT.#: 2500013048
TAX MAP 90, GRID 00,
PARCEL 1272

COORDINATES AND BEARINGS SHOWN ON THIS PLAT ARE REFERRED TO THE SYSTEM OF COORDINATES ESTABLISHED IN THE MARYLAND COORDINATE SYSTEM - NAD 83/91, AND ARE BASED UPON THE FOLLOWING NATIONAL SPATIAL REFERENCE SYSTEM CONTROL STATIONS:

DESIGNATION	NORTHING(FT)	EASTING(FT)	PID
GIS 14	530349.302	1480154.681	AC7887
GIS 78	534287.538	1468477.187	AE3868

OWNER'S CERTIFICATE

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 3-108 OF THE REAL PROPERTY ARTICLE OF THE ANNOTATED CODE OF MARYLAND HAVE BEEN COMPLIED WITH, INSOFAR AS SAME CONCERNS THE MAKING OF THIS PLAT AND SETTING OF THE MARKERS.

RM WATERS LANDING LLC — 2/15/22 DATE
JOSEPH G. BALDWIN, MANAGER

SURVEYOR'S CERTIFICATE

THE UNDERSIGNED, A REGISTERED 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 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 THIS PLAT AND THE SETTING OF THE MARKERS.

MICHAEL D. MARTIN, PROFESSIONAL LAND SURVEYOR — 2-15-22 DATE
MARYLAND REGISTRATION NO. 21384 — EXPIRATION DATE: 01/19/2022

I HEREBY CERTIFY THAT I HAVE REVIEWED WITH DUE DILIGENCE THE APPROVED PARTIAL DEVELOPMENT PLAN DATED 5-16-22, AND HAVE PREPARED WITH DUE DILIGENCE THIS PLAT, PURSUANT TO THAT APPROVED PARTIAL DEVELOPMENT PLAN.

DMW
DAFT McCUNE WALKER INC
201 FAIRMOUNT AVENUE SUITE 300 TOWSON, MD 21286
P: 410 296 3333 F: 410 296 4705 WWW.DMW.COM

COMPUTED: C.S. DRAWN: C.S. CHECKED: M.D.M. J.O. # 01063.J0

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